



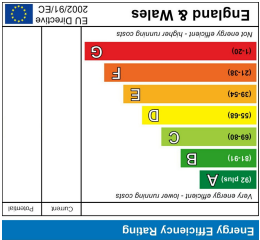
Floor Plan



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map

Disclaimer
Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

South Street
Crowland, Peterborough, PE6 0AH

Nestled in the heart of the historic market town of Crowland, South Street presents an exceptional opportunity to acquire a freehold commercial unit, previously a hair salon. This property boasts one reception room, one bedroom, and one bathroom, making it a versatile space with significant potential for transformation.

With outline planning consent already in place, prospective buyers can explore the exciting possibility of converting this unit into a charming one-bedroom residential dwelling. The property is conveniently situated opposite the medieval three-sided bridge, a notable landmark that adds to the character of the area. Furthermore, it is within easy walking distance of a variety of local amenities, including shops, cafes, convenience stores, and the local doctors' surgery, ensuring that all essential services are readily accessible. This property is being sold with no forward chain, allowing for a smooth and efficient transaction. Whether you are looking to invest in a commercial venture or seeking a unique residential project, this unit offers tremendous potential in a desirable location. Do not miss the chance to explore this superb opportunity in Crowland, where history and modern living beautifully intertwine.

Commercial/Shop Area
15'1" x 12'7"

Landing
8'6" x 6'1"

WC
3'1" x 6'4"

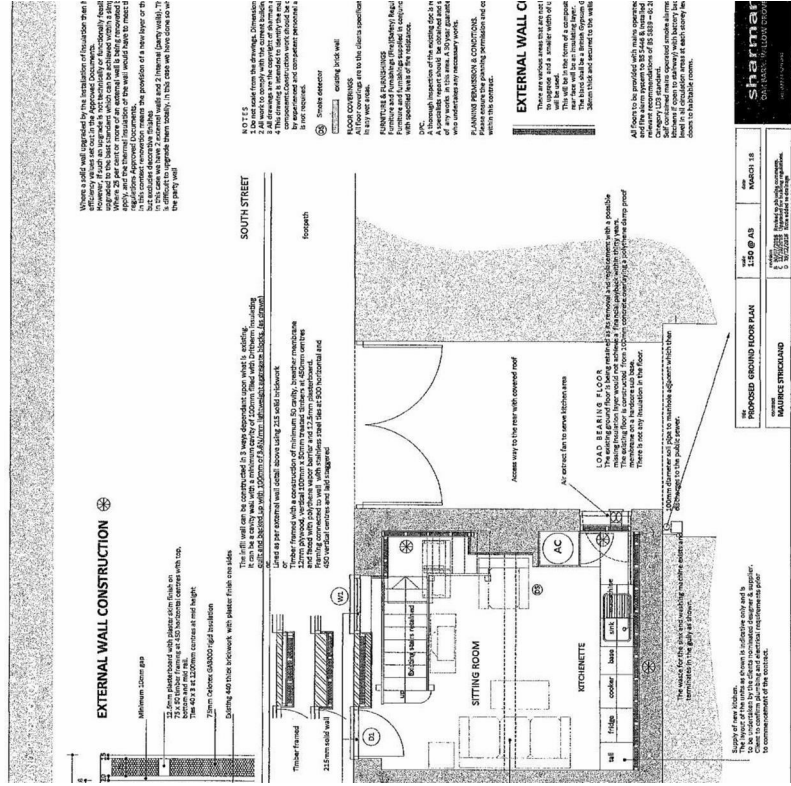
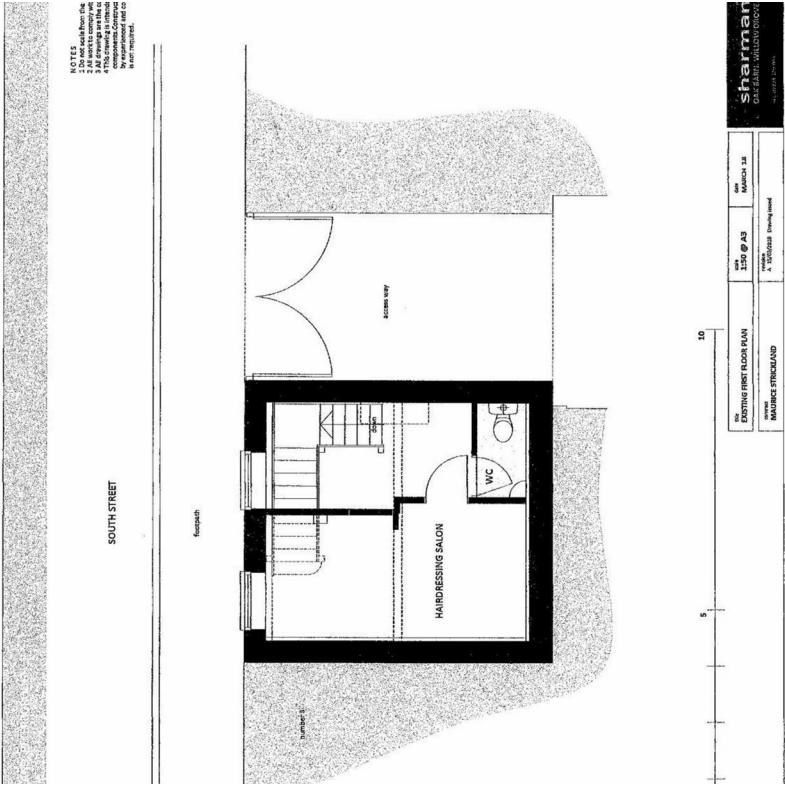
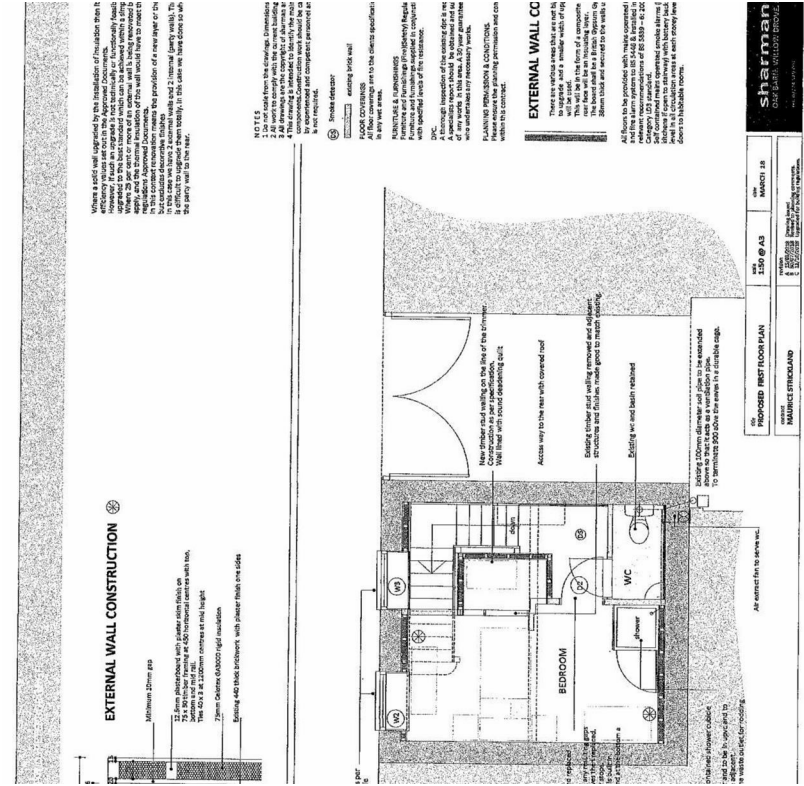
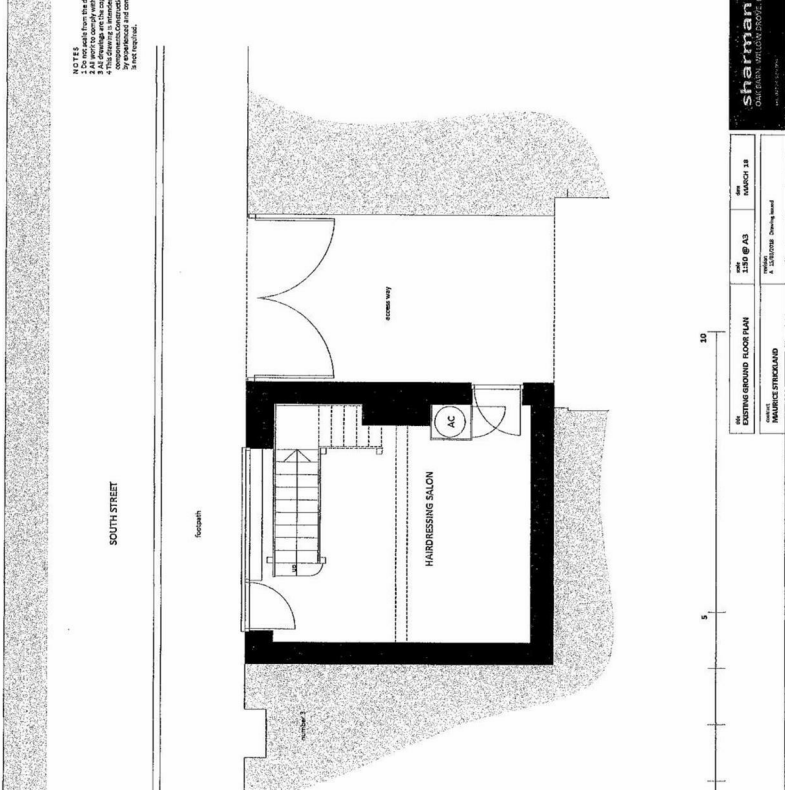
Bedroom/Office
15'4" x 7'3"

EPC - Commissioned

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a



Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Street Parking - Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Night Storage Heaters
Internet connection: Cable
Internet Speed: up to 80Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

