



Oak Square  
Crowland, Peterborough, PE6 0DX

£265,000 - Freehold , Tax Band - C

4 2 1 C

Floor Plan



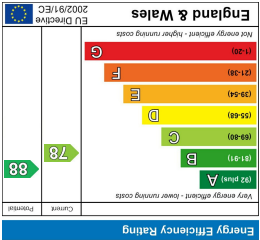
Area Map



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



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 and 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.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



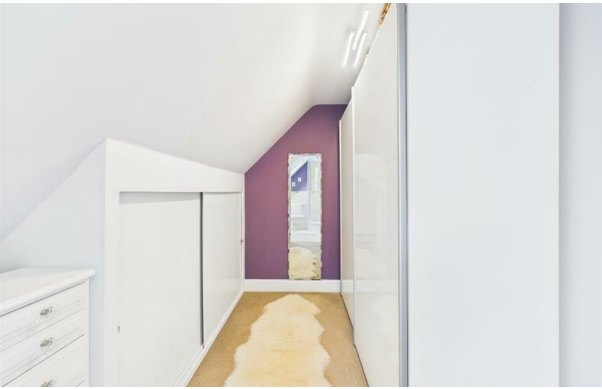
Oak Square

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Nestled in the charming market town of Crowland, Peterborough, this immaculately presented three-storey townhouse on Oak Square offers a perfect blend of modern living and comfort. Originally built in 2007, this stylish residence is situated in a private residential cul-de-sac, ensuring a peaceful environment for you and your family.

Spanning over 1938 square feet, the property boasts versatile accommodation that is both spacious and inviting. Upon entering, you are greeted by a welcoming entrance hall that leads to a modern cloakroom featuring a two-piece suite. The heart of the home is undoubtedly the expansive kitchen breakfast room, which is equipped with an integrated dishwasher, an electric oven, and an extractor hood, making it ideal for both casual dining and entertaining guests. The spacious and inviting living/dining area with french doors leads to the private patio garden. This townhouse comprises four well-proportioned bedrooms, providing ample space for family or guests. Additionally, there are two stylish bathrooms, ensuring convenience for all residents. The property is fully alarmed, offering peace of mind, and features a Nest video doorbell along with digital thermostat heating controls for added comfort and security. Step outside to discover a lovely patio garden, perfect for enjoying the outdoors or hosting summer gatherings. The property also includes two storage sheds and gated side access to the front, enhancing its practicality. For those with vehicles, there are two allocated parking spaces, ensuring you never have to worry about parking. This delightful townhouse in Crowland is a rare find, combining modern amenities with a tranquil setting, making it an ideal choice for families or professionals seeking a stylish and comfortable home.

- Entrance Hall
- 14'3" x 3'11"
- WC
- 6'3" x 2'10"
- Kitchen Breakfast Room
- 14'3" x 8'8"
- Living Room
- 12'7" x 16'2"
- First Floor Landing
- 13'1" x 3'0"
- Bedroom Two
- 11'4" x 9'0"
- Bedroom Three
- 10'8" x 9'0"
- Bathroom
- 10'9" x 6'10"
- Bedroom Four
- 6'2" x 7'0"
- Second Floor
- Master Bedroom
- 13'9" x 16'2"
- Walk In Wardrobe To Master Bedroom
- En-Suite To Master Bedroom
- 8'4" x 6'7"
- EPC - C
- 78/88



**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

Construction: Standard  
Accessibility / Adaptations: Wide Doorways  
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: No  
Registered easements: No  
Shared driveway: Yes  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Communal Car Park - Two Allocated Spaces  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 80Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - 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.