

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 shown 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. 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/>

Energy Efficiency Rating		England & Wales		EU Directive		
Very energy efficient - lowest running costs	A	(1-10)	100-150	Very energy efficient - lowest running costs	G	
	B	(11-15)	150-200			
Energy efficient - lower running costs	C	(16-20)	200-250	Energy efficient - lower running costs	F	
	D	(21-25)	250-300			
Average energy efficiency	E	(26-30)	300-350	Average energy efficiency	E	
	F	(31-35)	350-400			
Energy inefficient - higher running costs	G	(36-50)	400-500	Energy inefficient - higher running costs	D	
	H	(51-55)	500-550			
Very energy inefficient - highest running costs	I	(56-60)	550-600	Very energy inefficient - highest running costs	C	
	J	(61-70)	600-700			
Energy Efficiency Rating		England & Wales		EU Directive		
Very energy efficient - lowest running costs		A		Very energy efficient - lowest running costs		
Energy efficient - lower running costs		B		Energy efficient - lower running costs		
Average energy efficiency		C		Average energy efficiency		
Energy inefficient - higher running costs		D		Energy inefficient - higher running costs		
Very energy inefficient - highest running costs		E		Very energy inefficient - highest running costs		

Approximate total area* 92.66 m²

(*) Excluding balconies and terraces

Calculations were based on RICS 19M5
 10% outside measurements and
 calculations were adjusted by a third
 party and therefore may not comply
 with RICS 19M5, 10%.

0104/PT/340

Peterborough Road
Crowland, Peterborough, PE6 0BA

Offers Invited £299,995 - Freehold , Tax Band - B

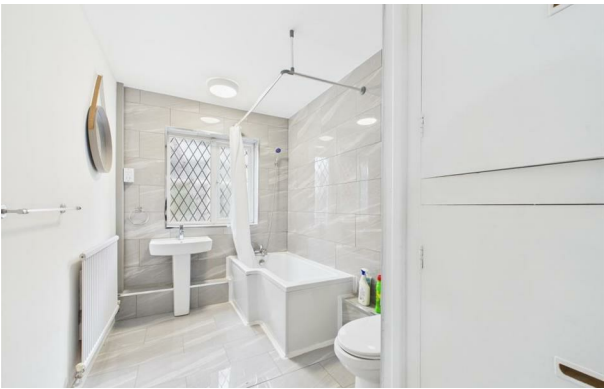
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Peterborough Road
Crowland, Peterborough, PE6 0BA

Nestled on the desirable Peterborough Road in Crowland, this charming detached bungalow offers a perfect blend of comfort and convenience. With no forward chain, this property is an excellent opportunity for those seeking a spacious and versatile home.

Upon entering, you are welcomed by a generous entrance hall that leads to two well-proportioned double bedrooms, providing ample space for relaxation and rest. The living room is a delightful feature of the home, boasting beamed ceilings that add character and warmth to the space. The modern three-piece suite bathroom is tastefully designed, ensuring both style and functionality. The heart of the home is undoubtedly the refitted kitchen-dining room, which is ideal for entertaining family and friends. This area is perfect for enjoying meals together or simply unwinding after a long day. The property is set on a substantial plot, offering expansive mature gardens both at the front and rear, providing a tranquil outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The substantial gravel driveway at the front leads to a carport and a single garage, ensuring ample parking for residents and guests alike. Located within easy pedestrian access to local facilities and amenities, this bungalow is perfectly positioned for those who appreciate the convenience of nearby shops and services. This delightful home is not to be missed, offering a wonderful opportunity for comfortable living in a sought-after area.

- Entrance Hall
4.77 x 1.13 (15'7" x 3'8")
- Living Room
3.30 x 8.44 (10'9" x 27'8")
- Kitchen
2.67 x 4.86 (8'9" x 15'11")
- Dining Room
2.65 x 3.02 (8'8" x 9'10")
- Master Bedroom
4.51 x 3.60 (14'9" x 11'9")
- Bathroom
2.00 x 3.57 (6'6" x 11'8")
- Bedroom Two
3.59 x 3.59 (11'9" x 11'9")
- EPC - D
66/82
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION



- Construction: Standard
- Accessibility / Adaptations: Lateral Living
- 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: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Single Garage, Driveway
- Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable
- Internet Speed: up to 78Mbps
- 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.

