



West Street
Crowland, Peterborough, PE6 0EE

£325,000 - Freehold , Tax Band - C



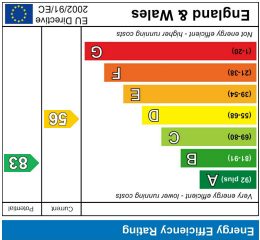
Floor Plan



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



Disclaimers: 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 guarantees. 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/selective-licensing-areas/>

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Nestled on West Street in the charming town of Crowland, Peterborough, this exquisite terraced house, dating back to the early 1800s, offers a unique blend of historical charm and modern living. Originally two separate dwellings, this property has been thoughtfully restored, preserving many of its delightful original features, including beamed ceilings and traditional latch doors.

Upon entering, you are greeted by a spacious reception hallway that leads to five versatile reception rooms, perfect for both entertaining and family life. The modern kitchen is a highlight, featuring a log-burning stove that adds warmth and character to the space. The principal living area also boasts a second log-burning stove, creating a cosy atmosphere for those chilly evenings. The first floor is accessible via two separate staircases, leading to four generously sized double bedrooms, ensuring ample space for family or guests. The family bathroom is well-appointed, catering to the needs of a busy household. Outside, the property features an enclosed lawned garden and a patio area, ideal for outdoor gatherings or simply enjoying the tranquillity of the surroundings. Additionally, there is a unique outbuilding, a former air raid shelter, now repurposed as a convenient storage area. This characterful home offers a rare opportunity to own a piece of history while enjoying the comforts of modern living. Internal viewing is highly recommended to fully appreciate the charm and spaciousness of this remarkable property.

- Entrance Hall
12'9" x 5'0"
- Dining Room
12'11" x 15'5"
- Hallway
2'11" x 3'4"
- Living Room
12'9" x 17'1"
- Dining Area
14'5" x 9'8"
- Hallway
8'1" x 4'6"
- WC
5'10" x 4'5"
- Reception Room/Snug
12'0" x 8'11"
- Breakfast Room
11'11" x 11'5"
- Kitchen
10'11" x 10'9"
- Hallway
3'7" x 5'4"
- Landing
7'11" x 3'5"
- Master Bedroom
14'5" x 15'5"
- Wardrobe To Master Bedroom
10'11" x 3'8"
- Bedroom Two
13'10" x 14'0"
- Hallway
4'10" x 10'4"
- Bathroom
6'7" x 9'1"
- Bedroom Three
12'10" x 18'0"



- Wardrobe To Bedroom Three
13'0" x 3'6"
- Landing
3'2" x 4'3"
- Bedroom Four
11'11" x 8'6"
- EPC - D
56/83
- 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: No
- 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: Gas Mains
- Internet connection: Fixed Wireless
- Internet Speed: up to 1000Mbps
- 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.