

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 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/selective-licensing-areas/>

England & Wales	
Energy Rating	Energy Efficiency - lower rating costs
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Energy Efficiency Graph

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.

Viewing



Area Map



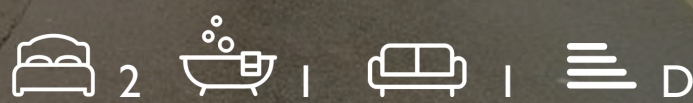
Floor Plan



Reform Street

Crowland, Peterborough, PE6 0AN

£149,000 - Freehold , Tax Band - A



Reform Street

Crowland, Peterborough, PE6 0AN

Nestled on Reform Street in the charming market town of Crowland, Peterborough, this delightful terraced cottage is now available for sale with no forward chain. This property is ideally situated within walking distance of the town's rich history and vibrant community, making it a perfect choice for those seeking a blend of comfort and convenience.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and character. The modern kitchen-breakfast room at the rear is well-equipped, providing a lovely space for culinary pursuits and casual dining. The property benefits from replacement uPVC windows, ensuring energy efficiency and a bright atmosphere throughout. An electric boiler serves the radiator heating, offering a reliable and effective heating solution. The first floor features a landing that leads to two inviting bedrooms, perfect for restful nights. The modern bathroom is fitted with a three-piece suite, including a panelled bath with a mixer tap and a shower over, a close-coupled WC, and a pedestal wash hand basin, complemented by a heated towel rail for added comfort. Outside, the property boasts a private and enclosed rear garden, providing a tranquil space for relaxation or outdoor entertaining. This charming home is an excellent opportunity for first-time buyers or those looking to downsize, and with no forward chain, it is ready for you to move in without delay. Early viewing is highly recommended to avoid disappointment and to fully appreciate the potential this lovely cottage has to offer.

Living Room

11'9" x 11'8"

Kitchen Breakfast Room

12'0" x 8'9"

Landing

2'8" x 5'0"

Master Bedroom

8'1" x 10'5"

Bathroom

4'10" x 6'4"

Bedroom Two

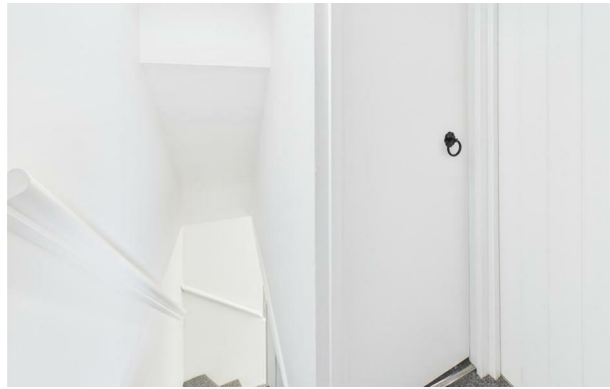
6'7" x 9'0"

EPC - D

58/86

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 NOT allowed: 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: Electric Mains
Internet connection: Fixed Wireless
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.