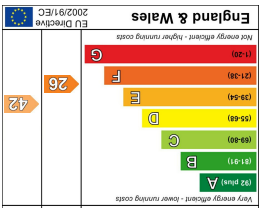


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services 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, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other business or fittings. Please note, service 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>

this property or require further information.

Energy Efficiency Graph



Floor Plan



Broadway

Crowland, Peterborough, PE6 0BJ

*** NO FORWARD CHAIN *** City and County are delighted to present this rare opportunity to acquire a spacious three bedroom detached bungalow benefitting from a generous plot with outbuildings with convenient pedestrian access to all the local shops services and amenities.

We are acting in the sale of the above property and have received an offer of £275,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Located in the heart of Crowland, this well-presented bungalow offers the convenience of being within walking distance to local shops, services, and town facilities. Set behind secure fencing and gates, the property enjoys a good level of privacy. The accommodation includes an entrance hall, three generously sized bedrooms, a modern refitted four-piece bathroom suite, and a spacious living room. The kitchen is well-presented and flows openly into a bright breakfast area and onto a conservatory, creating a lovely open-plan feel. There is also a separate utility room for added convenience. Externally, the property benefits from ample off-street parking to the front and a fully enclosed garden to the rear. A notable addition is the detached barn/garage, which includes four storage rooms and is located adjacent to the bungalow. This building is included in the sale and previously had (now lapsed) planning permission to be converted into a three-bedroom annexe ancillary to the main home. Please note, the bungalow and outbuildings are all held under a single title and cannot be sold separately. Viewing is highly recommended – please call to register your interest.

Entrance Hall
1.50 x 3.37 (4'11" x 11'0")

Living Room
4.55 x 4.06 (14'11" x 13'3")

Hallway
3.80 x 1.17 (12'5" x 3'10")

Kitchen
3.63 x 2.84 (11'10" x 9'3")

Breakfast Room
2.36 x 2.93 (7'8" x 9'7")

Conservatory
3.44 x 2.34 (11'3" x 7'8")

Utility Room
3.85 x 1.40 (12'7" x 4'7")

Master Bedroom
3.05 x 2.98 (10'0" x 9'9")

Bedroom Two
4.17 x 2.60 (13'8" x 8'6")

Bathroom
2.17 x 2.85 (7'1" x 9'4")

Bedroom Three
2.59 x 2.86 (8'5" x 9'4")

EPC - F
24/48

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 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: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains
Internet connection: Fixed Wireless
Internet Speed: up to 66Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, 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.

DRAFT DETAILS AWAITING VENDORS APPROVAL