



Broadway

Crowland, Peterborough, PE6 0AW

£185,000 - Freehold , Tax Band - A

2 1 2 D

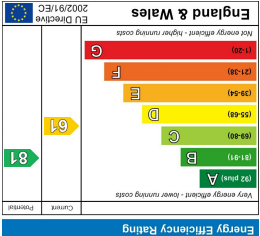
Floor Plan



Area Map



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.

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, 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/>



Broadway

Crowland, Peterborough, PE6 0AV

NO FORWARD CHAIN – MODERN TWO-BEDROOM HOME WITH PARKING

Stylish and spacious two-bedroom property, just a short walk from Crowland town centre and within easy reach of Peterborough and Spalding. Features include a bespoke media wall with LED lighting, contemporary kitchen with integrated appliances, utility room, and a ground-floor four-piece bathroom. Two generous double bedrooms upstairs. Outside, enjoy a private rear garden with patio, lawn, and gated parking for up to two vehicles. Perfect for first-time buyers or investors.

NO FORWARD CHAIN

We are delighted to present this attractive two-bedroom home, ideal for first-time buyers or investors, perfectly positioned just a short walk from Crowland town centre and its excellent range of local amenities. The property also offers easy road access to both Peterborough and Spalding, making it a convenient base for commuters. Inside, the home provides spacious, well-planned accommodation throughout, with the added benefit of off-road parking via rear vehicular access to the garden.

A welcoming living room features a bespoke media wall with integrated LED mood lighting, creating a modern focal point for the space. An open archway leads through to a dedicated dining area, perfect for entertaining. To the rear, there is a stylish, contemporary galley kitchen fitted with an extensive range of luxury base and eye-level units. The kitchen is well-equipped with an integrated double oven and gas hob, and flows seamlessly into a matching utility room, offering additional storage and workspace. Beyond this lies a spacious four-piece family bathroom on the ground floor. From the dining room, a staircase leads to the first floor where you will find two generously sized double bedrooms, each offering plenty of natural light and space for furnishings. The property boasts a good-sized, private rear garden, laid mainly to lawn with a patio area ideal for outdoor dining. Double gated access from Hereward Way leads to private parking for one to two vehicles. With its combination of generous living space, modern features, and a convenient location — all offered with no forward chain — this property represents a fantastic opportunity to secure a ready-to-move-into home in a sought-after area.

- Living Room**  
353 x 368 (11'6" x 12'0")
- Dining Room**  
340 x 278 (11'1" x 9'1")
- Kitchen**  
212 x 348 (6'11" x 11'5")
- Utility Room**  
212 x 240 (6'11" x 7'10")
- Bathroom**  
215 x 323 (7'0" x 10'7")
- Landing**  
1.76 x 0.75 (5'9" x 2'5")
- Master Bedroom**  
1.99 x 3.55 (6'6" x 11'7")
- Bedroom Two**  
3.16 x 2.83 (10'4" x 9'3")
- EPC - D**  
61/81



**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: Driveway Private  
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, Three - Excellent

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 VENDOR APPROVAL**