



Postland Station Cottages Postland,Crowland Peterborough PE6 0JT

welcome to

Postland Station Cottages Postland, Crowland Peterborough

Situated in a semi-rural gardens, has views over open fields from the front, established non overlooked rear garden, it is being sold with NO UPWARD CHAIN. , Outside to the front a driveway which provides OFF ROAD PARKING, side gated access into the rear garden which has a good sized storage shed.



Situated in a semi-rural gardens, has views over open fields from the front, established non overlooked rear garden, it is being sold with NO UPWARD CHAIN and in brief the accommodation comprises of from the rear Pvcu double glazed French doors giving access into the CONSERVATORY which has Pvcu double glazed windows and a Pvcu double glazed door to UTILITY ROOM with door a door to the Downstairs Three Piece SHOWER ROOM and access into the FITTED KITCHEN which has stairs to the first floor and a door to the LOUNGE/DINER. The first Floor and Landing has doors giving access to the THREE BEDROOMS, Outside to the front a driveway which provides OFF ROAD PARKING, side gated access into the rear garden which has a good sized storage shed.

French Doors To

Conservatory

18' 8" x 9' 6" (5.69m x 2.90m)

Utility Room

10' 7" x 5' 2" (3.23m x 1.57m)

Downstairs Shower Room-

7' 8" max x 5' 2" max (2.34m max x 1.57m max)

Kitchen

13' max x 9' 9" max (3.96m max x 2.97m max)

Lounge/diner

15' 8" max x 11' 2" max (4.78m max x 3.40m max)

First Floor And Landing

Bedroom One

10' 4" max x 8' 8" max (3.15m max x 2.64m max)

Bedroom Two

10' 2" x 8' (3.10m x 2.44m)

Bedroom Three

11' 2" x 7' 3" (3.40m x 2.21m)

Storage Shed

Epc Rating: F



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Postland Station Cottages Postland, Crowland Peterborough

- Established Semi-Detached House
- Semi-Rural Location
- No Upward Chain
- Three Bedrooms
- Lounge/Diner
- Downstairs Shower Room
- Conservatory
- Off Road Parking

Tenure: Freehold EPC Rating: F

offers in excess of

£130,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PCG120621 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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