



**Western Ranch Nene Terrace Road, Crowland  
Peterborough PE6 0LH**

**welcome to**

## **Western Ranch Nene Terrace Road, Crowland Peterborough**

" Rural living" Pleased to offer this two Bedroom Detached Bungalow set on a good size plot in a quiet Rural location. Whilst the property needs modernisation, it offers scope for comfortable living for those looking to move away to a quiet location set aside in the grounds of a working Farm. The property comprises of Two Double Bedrooms, Family Bathroom, Kitchen with space for Range style cooker and Utility area, large Conservatory overlooking the generous sized wrap around Gardens, brick built double Store, Driveway and detached Garage. The property is being sold with No Forward Chain and Viewings Recommended.



**Kitchen**

12' 4" x 12' ( 3.76m x 3.66m )

**Bathroom****Conservatory****Living Room**

14' 8" x 13' 3" ( 4.47m x 4.04m )

**Bedroom**

18' 9" x 14' 2" ( 5.71m x 4.32m )

**Bedroom**

10' 7" x 9' 5" ( 3.23m x 2.87m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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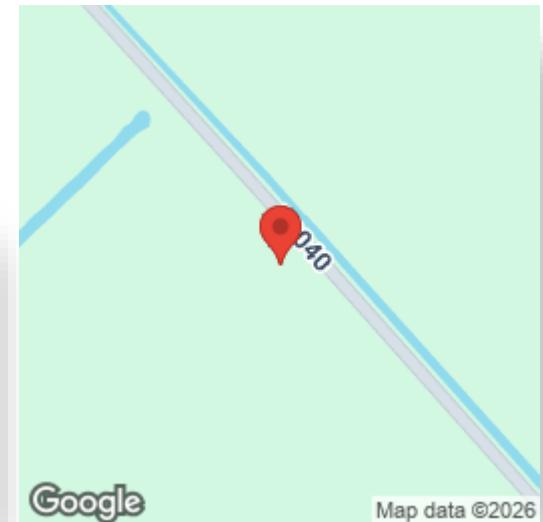
## Western Ranch Nene Terrace Road, Crowland Peterborough

- Detached two Bedroom Bungalow
- Rural quieter location adjacent to working Farm
- Large Conservatory and Wrap around Gardens
- Driveway and Garage
- In need of Modernisation

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £180,000



view this property online [williamhbrown.co.uk/Property/PCG122331](http://williamhbrown.co.uk/Property/PCG122331)

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.



Property Ref:  
PCG122331 - 0008

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Please note the marker reflects the postcode not the actual property

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