



19 Peterborough Road  
Crowland PE6 0BB

£159,995

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# 19 Peterborough Road

Crowland PE6 0BB

Enjoying easy access to the town centre and its many amenities, this established semi detached house is the ideal first time purchase or investment property and is also conveniently located to the A16 Peterborough Spalding Road.

With electric central heating the accommodation comprises; comfortable size lounge leading through to a Breakfast Room with fitted storage units and the stairs to the first floor landing. An opening goes through to the 'L'shape Kitchen area and the family Shower Room.

The first floor Landing leads to two double Bedrooms.

Outside are gardens front and rear.

Viewing of this well presented property is strongly urged to appreciate its convenient location and value for money.

Council Tax A  
Tenure Freehold





**Lounge**  
11'9" x 11'6" (3.59m x 3.51m )

**Breakfast Room**  
11'6" max x 8'5" (3.51m max x 2.59m )  
Stairs to the first floor, opening through to

**Kitchen Area**  
9'1" max decreasing to 4'2" x 8'6" max  
(2.77m max decreasing to 1.29m x  
2.60m max )

'L Shape Room' base and eye level  
kitchen units with integrated electric  
oven and hob with cooktop hood  
above. Plumbing for a washing  
machine. Door to the rear garden.

**Shower Room**

**First Floor Landing**  
Doors to

**Bedroom 1**  
11'6" x 11'10" (3.51m x 3.62m )

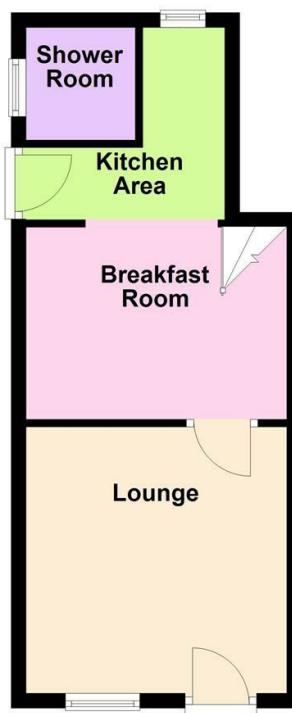
**Bedroom 2**  
8'11" x 8'6" (2.74m x 2.60m )

**Outside**  
To the front of the property is an  
enclosed garden with gated side  
access. The rear garden is mainly laid  
to lawn with a good size patio area.



## Floor Plan

### Ground Floor



### First Floor



This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

## Viewing

Please contact our Crowland Office on 01733 259995  
if you wish to arrange a viewing appointment for this property or require further information.

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