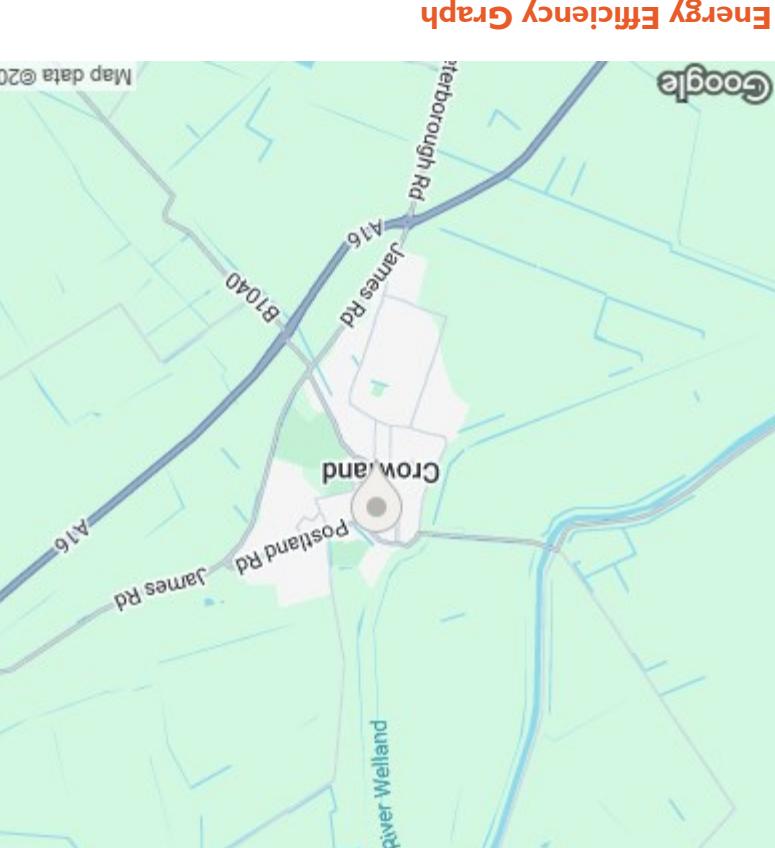


PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.propertythroughgov.uk/residents/housing-selective-licensing/>

Discriminatory notices and specific regulations have not been tested. Neither has the Agent checked legal documentation to verify the legality of any guarantee or the validity of any guarantee. All photographs, measurements, floorplans and descriptions referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease 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 contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing or for further information.

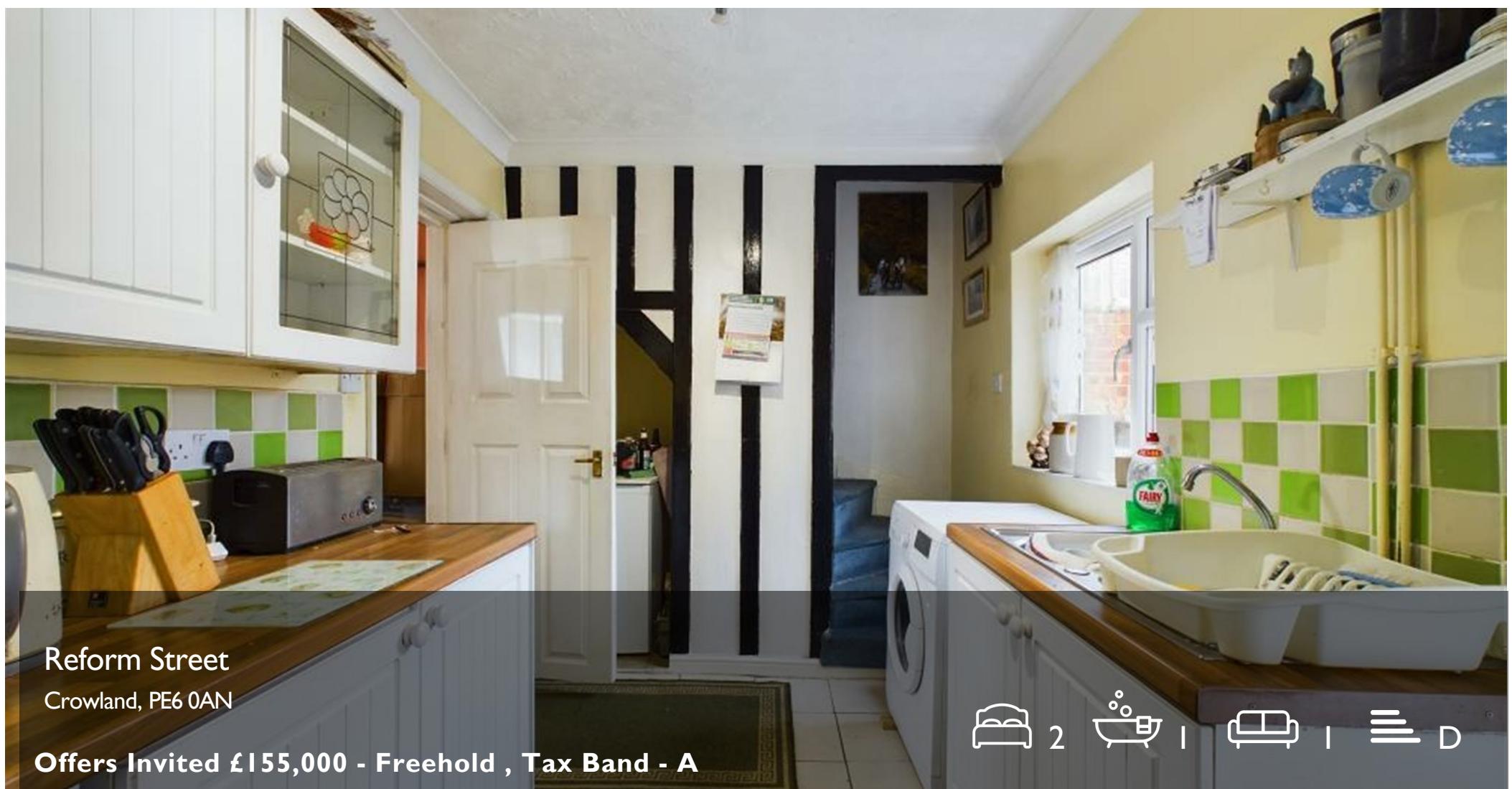
Viewing



Area Map



Floor Plan



Reform Street

Crowland, PE6 0AN

Located in the heart of the Lincolnshire market town of Crowland. Immerse yourself in the charm of this cosy two-storey end of terrace home, boasting a delightful living area spread across 53 square meters. This charming residence is in need of some modernisation however features a floor plan that harmonises its living spaces. Upon entering the property you are invited into the lounge/diner, brought to life by a crackling fireplace that sets an ambiance of relaxation and comfort. A cottage style kitchen leading to an inner hallway and then onto a tastefully appointed three-piece suite bathroom to help wash your cares away. Ascend to the first floor and find tranquility in the dedicated master bedroom, designed to provide the restful retreat you deserve. Adjacent you'll discover an additional bedroom adaptable to your unique needs—ideal for an office, a gym, or a cosy reading nook. This well maintained two - bedroom, one-bathroom property promises a comfortable dwelling, in line with modern sensibilities. The property benefits from gas combi central heating and uPVC double glazing. outside to the rear is a lovely enclosed garden and patio area. With an infusion of character in each room, this property is waiting for your finishing touches to transform it into your dream home. A superb first time buy or investment property. Call today to view.

Lounge/Diner
3.70 x 4.09 (12'1" x 13'5")

Kitchen
2.29 x 3.28 (7'6" x 10'9")

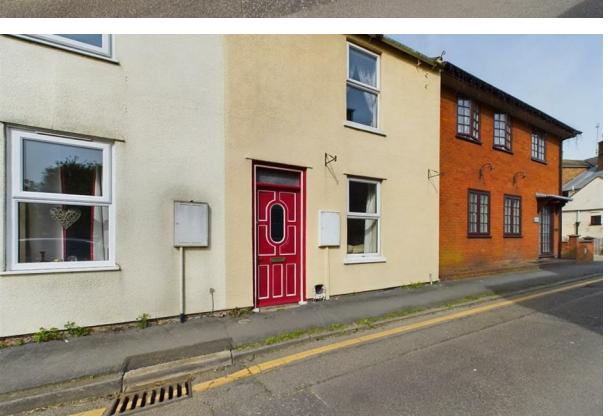
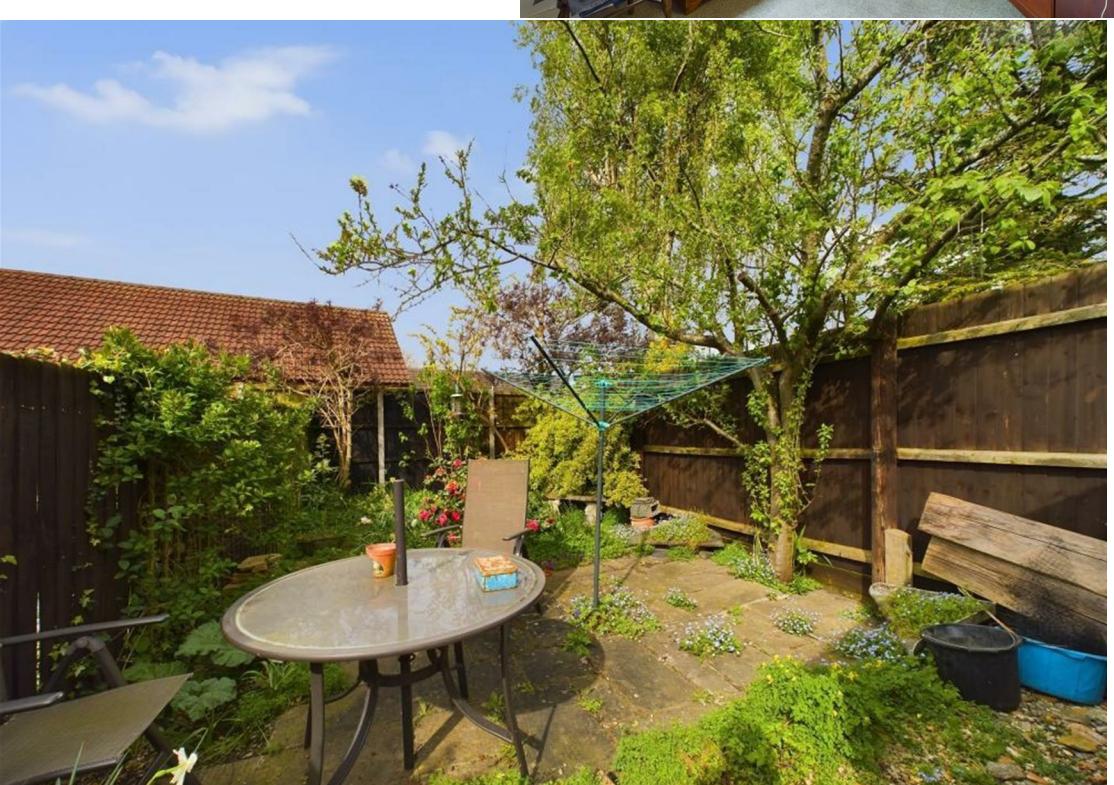
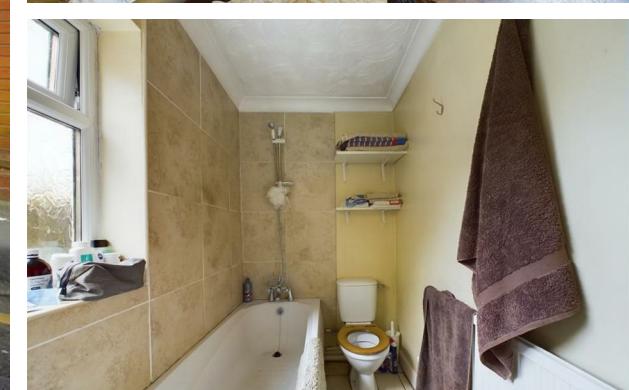
Hallway
1.85 x 1.39 (6'0" x 4'6")

Bathroom
2.52 x 1.38 (8'3" x 4'6")

Landing
0.61 x 0.89 (2'0" x 2'11")

Master Bedroom
3.15 x 4.11 (10'4" x 13'5")

Bedroom Two
3.04 x 3.24 (9'11" x 10'7")



EPC - D
60/81

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Verified Material Information
Council tax band: A
Council tax annual charge: £1335.09 a year (£111.26 a month)
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Open fire
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes. undefined
Energy Performance rating: Survey Instructed (potential rating is undefined)

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.