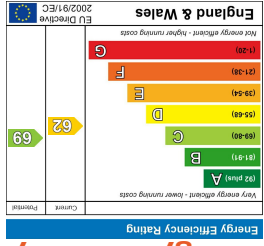


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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/>



Energy Efficiency Graph



Area Map



Floor Plan

Viewing
 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.



West Street

Crowland, Peterborough, PE6 0EE

*** Guide Price £120,000 - £130,000 ***

Priced to Sell – Fantastic Opportunity!
Situating in the heart of Crowland, this charming two-bedroom mid-terrace cottage offers great potential to update and make your own. Featuring one reception area, plus a kitchen-breakfast room, utility, and enclosed rear garden with storage. With gas central heating, uPVC double glazing, and no forward chain, this property is ideal for buyers looking to add value and create their perfect home in a sought-after location.

Situating in the heart of Crowland, this mid-terrace cottage on West Street offers incredible potential for anyone looking to create their perfect home. Priced to sell and brimming with character, it's the ideal opportunity to modernise and add your own personal touch. The property features one reception room, two bedrooms, and a bathroom, offering deceptively spacious accommodation throughout. The cosy living room sets a welcoming tone, while the kitchen-breakfast room provides a practical space for everyday dining and leads to a handy utility room. A ground-floor bathroom adds convenience to the layout. Upstairs, you'll find a generous double bedroom and a second bedroom that could serve as a guest room, nursery, or home office. With gas combi central heating and uPVC double glazing already in place, the essentials are covered — leaving you free to focus on styling and finishing the home to your taste. Outside, an enclosed rear garden offers privacy and potential for outdoor relaxation, with a brick-built storage shed for tools or equipment.

Offered with no forward chain, this property represents a superb opportunity for first-time buyers, investors, or anyone eager to put their own stamp on a character-filled home in a sought-after location. Just a short stroll from Crowland's shops, cafes, and local amenities, this cottage is full of promise — and ready for its next chapter. Probate has been granted.

Living Room
4.76 x 4.42 (15'7" x 14'6")

Kitchen Breakfast Room
5.73 x 2.50 (18'9" x 8'2")

Utility Room
2.91 x 1.41 (9'6" x 4'7")

Hallway
1.24 x 1.44 (4'0" x 4'8")

Bathroom
2.51 x 1.79 (8'2" x 5'10")

Hallway
1.11 x 3.03 (3'7" x 9'11")

Storage Room
2.68 x 1.95 (8'9" x 6'4")

Outbuilding
2.74 x 2.37 (8'11" x 7'9")

Landing
2.22 x 1.29 (7'3" x 4'2")

Master Bedroom
3.77 x 4.48 (12'4" x 14'8")

Bedroom Two
3.34 x 4.46 (10'11" x 14'7")

EPC - D
62/69



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: Street Parking Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Great

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.