Firmin & Co.
Estate Agents

# 14 South Street

Crowland PE6 0AJ

**£850**

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# 14 South Street

## Crowland PE6 0AJ

Only a stones throw away from the town centre and one of Crowland iconic historical feature 'Trinity Bridge' this well presented town house is being sold with no onward chain and offers a great first time purchase or investment opportunity. All the local amenities are all close by including shops, a pharmacy, cafe's and numerous other public services with Snowden Fields only a few minutes walk away along with the Doctor's surgery and the beautiful Crowland Abbey site of a siege in 1643 during the Civil War.

The accommodation comprises; Lounge with an attractive fireplace feature, fitted Kitchen overlooking the enclosed Cottage Garden. The rear Lobby has the stairs to the first floor Landing. Off this Landing are two Bedrooms and a family Bathroom. The final Bedroom takes up the whole of the top floor.

Outside is the enclosed Cottage Garden which is very secluded and has a rear access onto Thames Tunnel and East Street.

Viewing is recommended to appreciate the location and accommodation offered by this attractive Town House in the centre of this historic Town.

Tenure Freehold
Council Tax A

Lounge
12'5" x 12'2" (3.80m x 3.73m )
Attractive fireplace feature.

kitchen
9'3" x 8'9" (2.83m x 2.69m)
Fitted Kitchen with electric oven. hob and hood above, plumbing for an automatic washing machine.

Rear Lobby
Door to the rear garden, stairs to the first landing.

First Floor Landing

Bedroom 1
12'1" x 8'11" (3.69m x 2.72m)

Bedroom 2
9'6" x 5'10" (2.90m x 1.79m)

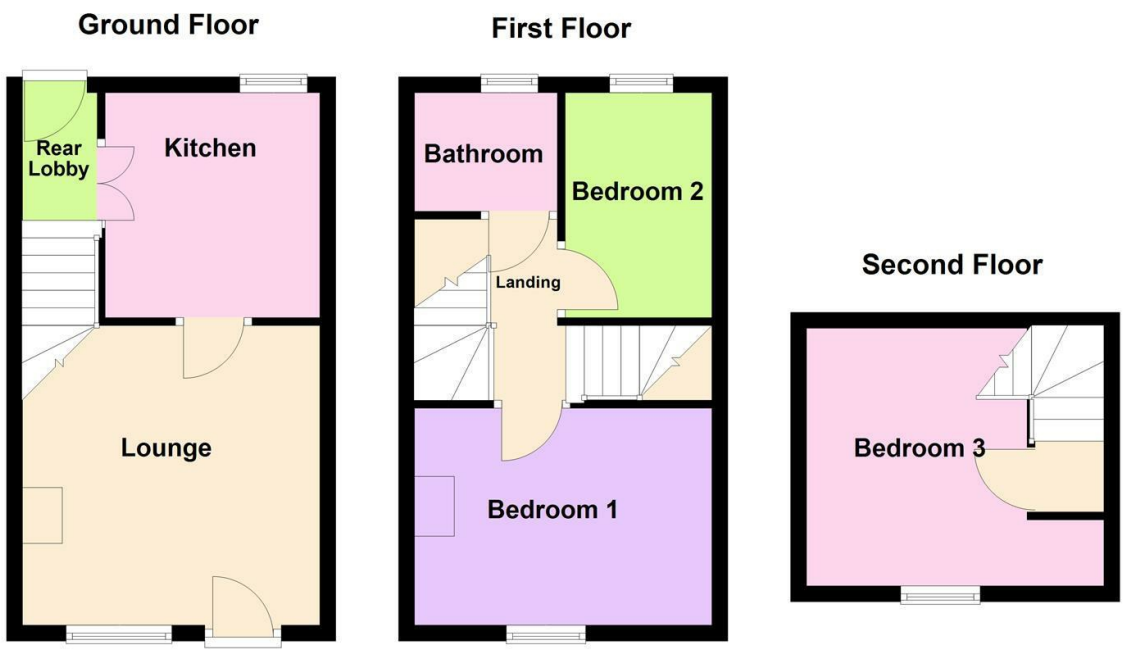
Family Bathroom

Second Floor Landing

Bedroom 3
12'4" max x 12'0" max (3.76m max x 3.67m max)
'L' Shape Room

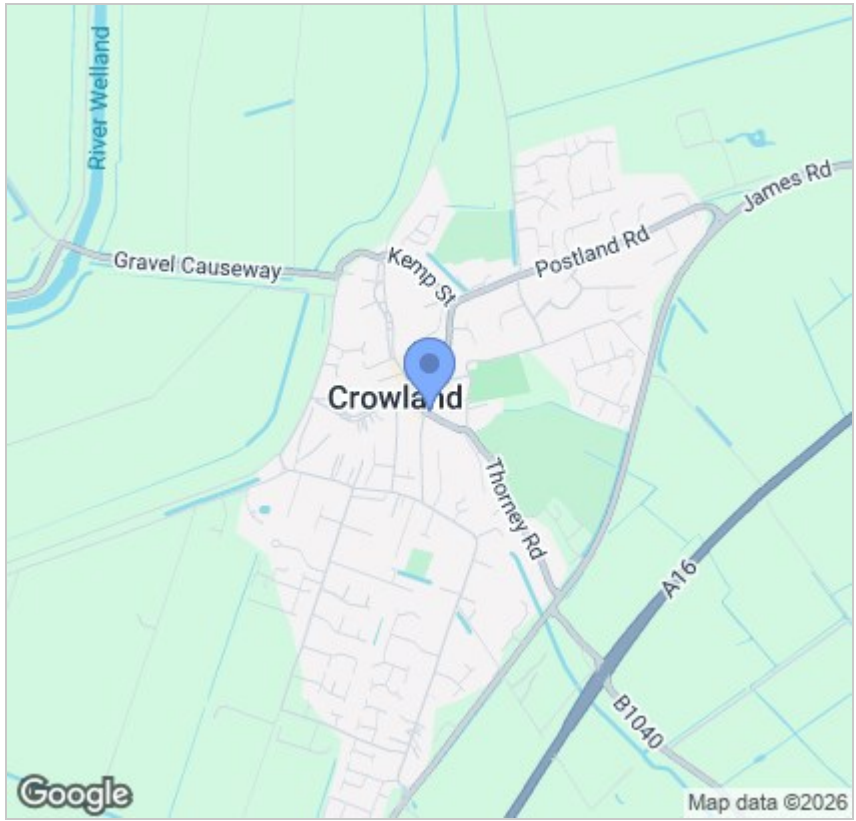
Outside
To the rear of the property is an enclosed Cottage Garden laid to lawns and shrubs with a patio area and gated access to Thames Tunnel and East Street.

## Floor Plan

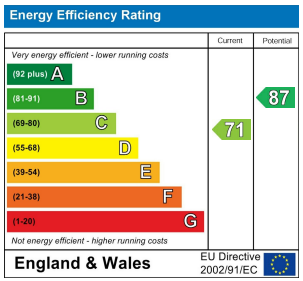


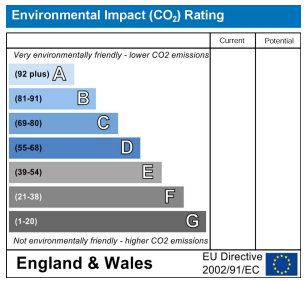

This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Lettings Office on 01733 973673
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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