



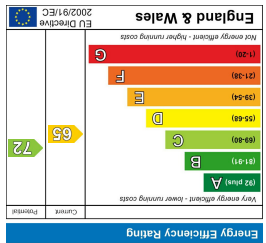
**Floor Plan**



**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.

**Energy Efficiency Graph**



**Area Map**

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 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 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/>

# Broadway

Crowland, Peterborough, PE6 0BJ

\*\*\* Guide Price £300,000 - £320,000 \*\*\*

Nestled in the charming area of Broadway, Crowland, Peterborough, this individual detached bungalow presents a unique opportunity for those seeking a project with significant potential. Originally built in 1963, the property is set on a generous plot and boasts a detached double garage, along with access to a small paddock featuring two stables. \*\*Probate has been granted\*\*

While the bungalow is in need of modernisation throughout, it offers a blank canvas for buyers to create their dream home. The accommodation comprises an entrance hall, a spacious living room, a kitchen diner, three well-proportioned bedrooms, and a family bathroom. The property benefits from gas combi central heating and mains drainage, ensuring comfort and convenience. The exterior of the property includes off-road parking for up to three vehicles, providing ample space for family and guests. Additionally, there is sufficient side access to the rear, which, although currently overgrown, holds the potential for a second dwelling, subject to the usual local authority planning consent. This bungalow is perfect for those looking to invest in a property with character and the opportunity to enhance its value. With its generous plot and desirable location, this home is a rare find in the market. Whether you are a first-time buyer, a family looking to settle down, or an investor seeking a promising project, this property is well worth considering.

**Entrance Hall**  
3.88 x 1.15 (12'8" x 3'9")

**Living Room**  
3.41 x 4.26 (11'2" x 13'11")

**Kitchen Diner**  
2.23 x 7.41 (7'3" x 24'3")

**Porch**  
2.56 x 2.28 (8'4" x 7'5")

**Hallway**

**Master Bedroom**  
3.41 x 3.62 (11'2" x 11'10")

**Bedroom Two**  
2.71 x 3.57 (8'10" x 11'8")

**Bathroom**  
2.17 x 2.31 (7'1" x 7'6")

**Bedroom Three**  
2.38 x 3.03 (7'9" x 9'11")

**Garage**  
5.36 x 6.27 (17'7" x 20'6")

**Workshop**  
5.07 x 2.55 (16'7" x 8'4")

**EPC - D**  
65/72

**Tenure - Freehold**

### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: Lateral Living, Level Access Shower  
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: Double Garage, Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 66Mbps  
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.

