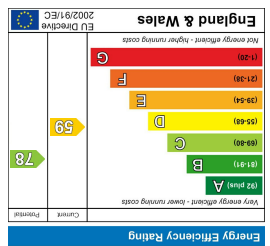


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of appliances and specific fittings have not been tested. Neither has the Agent checked documentation to verify the legal status of the property or the validity of any guarantees. 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. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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.

Viewing



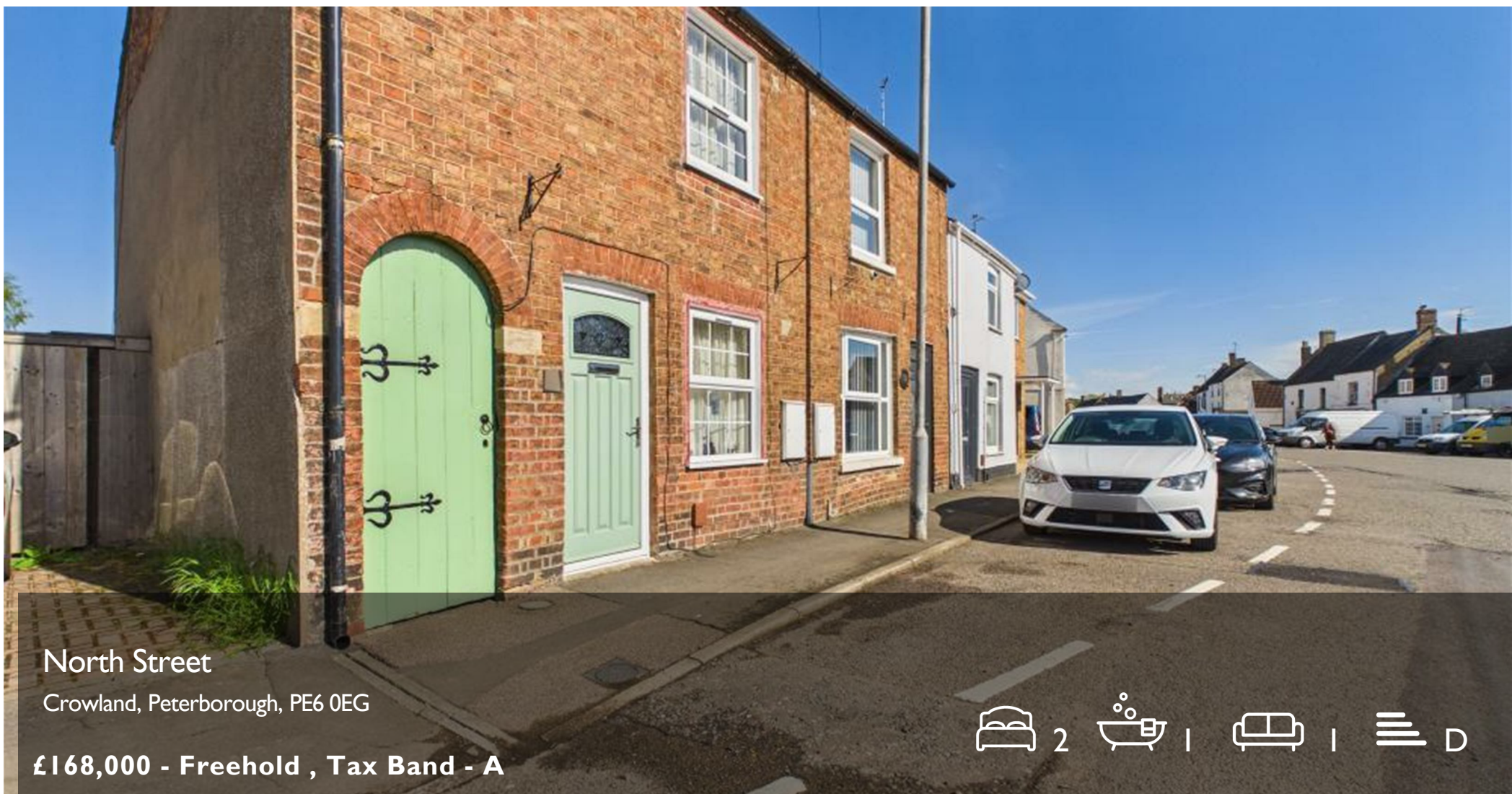
Energy Efficiency Graph



Area Map



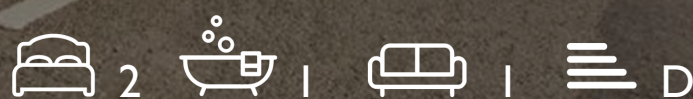
Floor Plan



North Street

Crowland, Peterborough, PE6 0EG

£168,000 - Freehold , Tax Band - A



North Street

Crowland, Peterborough, PE6 0EG

Situated on the sought-after North Street in the charming market town of Crowland, this beautifully presented end-terrace home is within easy walking distance of local shops, tea rooms and the town centre. Thoughtfully refurbished, the property blends character and modern comfort, making it ideal for first-time buyers, downsizers or investors.

The accommodation features a spacious lounge diner with solid wood flooring and a bespoke fireplace, a stylish kitchen/breakfast room, two generous double bedrooms and a contemporary shower room.

Outside, the rear garden offers raised beds, a decked patio area and gated shared access, along with impressive views towards the historic Crowland Abbey.

A charming home ready to move straight into — early viewing is highly recommended.

Nestled along the sought-after North Street in the charming market town of Crowland, this beautifully presented end-terrace home combines character, style and modern comfort, all within easy walking distance of the town centre, shops and tea rooms. Thoughtfully refurbished by the property owners, presenting a warm and inviting atmosphere throughout, making it ideal for first-time buyers, downsizers or investors alike.

Step inside to discover a spacious and elegant lounge diner featuring solid wood flooring and a bespoke fireplace that creates a striking focal point to the room. The open dining space is perfect for entertaining or relaxing with family and friends, while the stylish kitchen/breakfast room provides a contemporary and practical setting for everyday living. Upstairs, the property offers two generous double bedrooms, both filled with natural light and offering comfortable accommodation. A modern shower room completes the first floor with sleek and tasteful finishes. Outside, the enclosed rear garden has been designed for both enjoyment and ease of maintenance, featuring a central pathway, raised planting beds and an attractive decked patio area — ideal for outdoor dining or summer evenings. Gated shared access adds further practicality and convenience.

Blending period charm with modern enhancements, this delightful home is ready to move straight into and early viewing is highly recommended to fully appreciate everything it has to offer.

Living/Dining Room

281 x 7.16 (9'2" x 23'5")

Kitchen

205 x 5.54 (6'8" x 18'2")

Landing

203 x 1.21 (6'7" x 3'11")

Master Bedroom

422 x 2.56 (13'10" x 8'4")

Shower Room

1.68 x 1.64 (5'6" x 5'4")

Bedroom Two

284 x 3.08 (9'3" x 10'1")

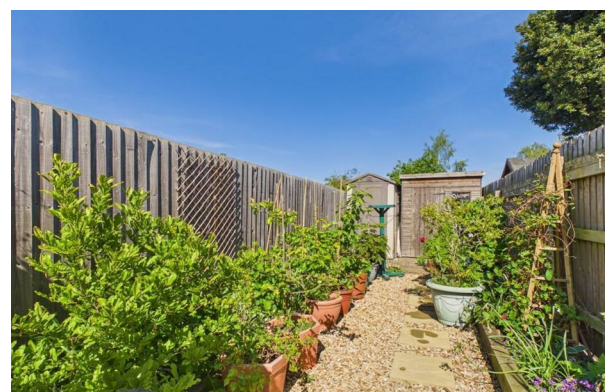
EPC - D

59/78

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 (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: Yes
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: On 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 - Great, 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.

