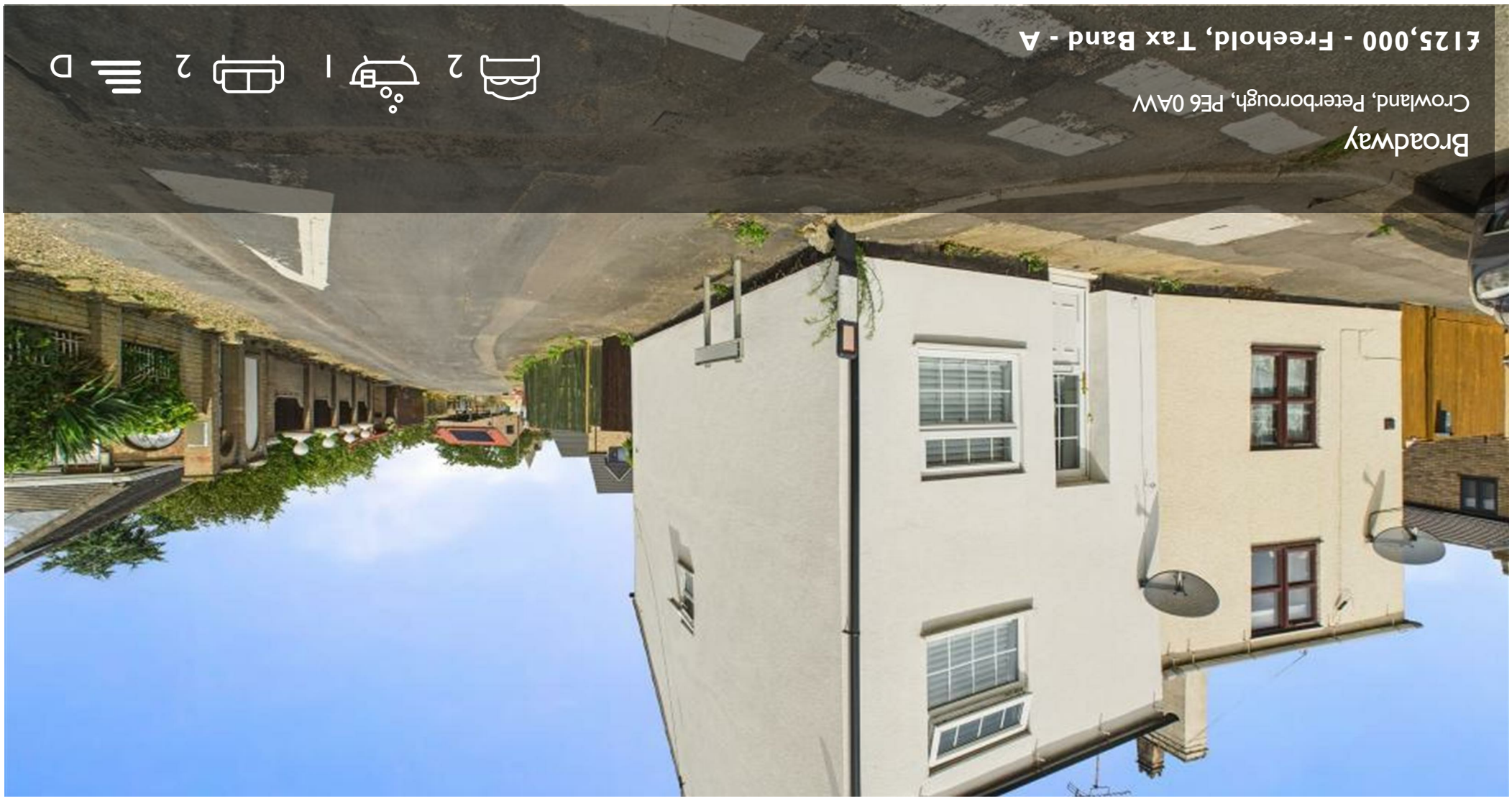


Broadway

Crowland, Peterborough, PE6 0AW

£125,000 - Freehold, Tax Band - A

2 | 1 | 2 | D

Floor Plan



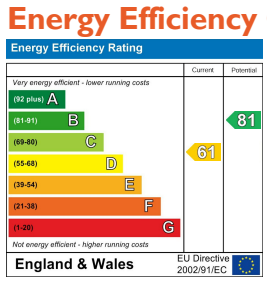
Area Map



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



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 licencing 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.

Broadway

Crowland, Peterborough, PE6 0AW

NO FORWARD CHAIN – MODERN TWO-BEDROOM HOME WITH PARKING
Stylish and spacious two-bedroom property, just a short walk from Crowland town centre and within easy reach of Peterborough and Spalding. Features include a bespoke media wall with LED lighting, contemporary kitchen with integrated appliances, utility room, and a ground-floor four-piece bathroom. Two generous double bedrooms upstairs. Outside, enjoy a private rear garden with patio, lawn, and gated parking for up to two vehicles. Perfect for first-time buyers or investors.

NO FORWARD CHAIN
We are delighted to present this attractive two-bedroom home, ideal for first-time buyers or investors, perfectly positioned just a short walk from Crowland town centre and its excellent range of local amenities. The property also offers easy road access to both Peterborough and Spalding, making it a convenient base for commuters. Inside, the home provides spacious, well-planned accommodation throughout, with the added benefit of off-road parking via rear vehicular access to the garden.
A welcoming living room features a bespoke media wall with integrated LED mood lighting, creating a modern focal point for the space. An open archway leads through to a dedicated dining area, perfect for entertaining. To the rear, there is a stylish, contemporary galley kitchen fitted with an extensive range of luxury base and eye-level units. The kitchen is well-equipped with an integrated double oven and gas hob, and flows seamlessly into a matching utility room, offering additional storage and workspace. Beyond this lies a spacious four-piece family bathroom on the ground floor. From the dining room, a staircase leads to the first floor where you will find two generously sized double bedrooms, each offering plenty of natural light and space for furnishings. The property boasts a good-sized, private rear garden, laid mainly to lawn with a patio area ideal for outdoor dining. Double gated access from Hereward Way leads to private parking for one to two vehicles. With its combination of generous living space, modern features, and a convenient location — all offered with no forward chain — this property represents a fantastic opportunity to secure a ready-to-move-into home in a sought-after area.

AUCTIONEER COMMENTS:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Living Room
3.53 x 3.68 (11'6" x 12'0")

Dining Room
3.40 x 2.78 (11'1" x 9'1")

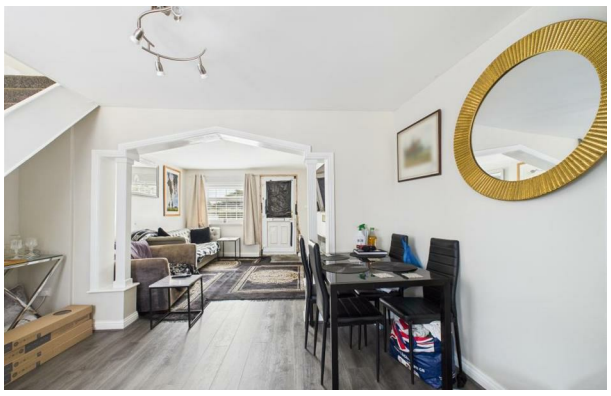
Kitchen
2.12 x 3.48 (6'11" x 11'5")

Utility Room
2.12 x 2.40 (6'11" x 7'10")

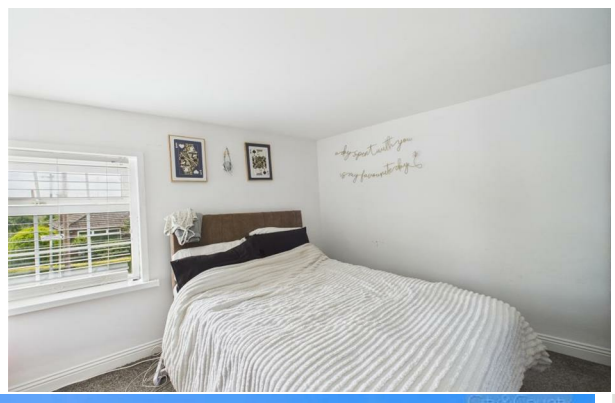




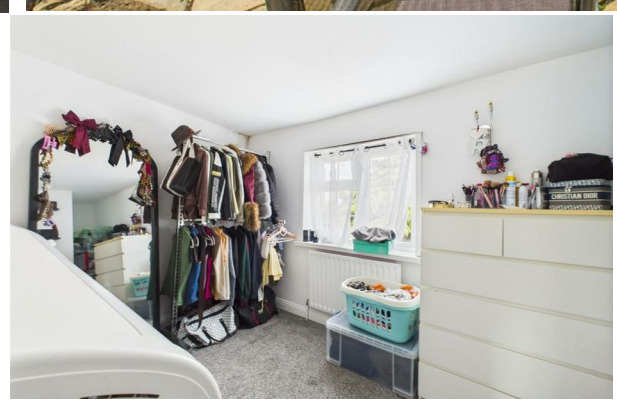














Bathroom
2.15 x 3.23 (7'0" x 10'7")

Landing
1.76 x 0.75 (5'9" x 2'5")

Master Bedroom
1.99 x 3.55 (6'6" x 11'7")

Bedroom Two
3.16 x 2.83 (10'4" x 9'3")

EPC - D
61/81

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: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 80Mbps
Mobile Coverage: EE - Great, Three - Excellent

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL