

[illegible]

Energy Efficiency Rating		EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	A	65	Very energy efficient - lower running costs
B	65-69	65	B
C	69-72	65	C
D	72-77	65	D
E	77-82	65	E
F	82-85	65	F
G	85-92	65	G
Not energy efficient - higher running costs		72	Not energy efficient - higher running costs
Excellent			
Good			
Satisfactory			
Needs improvement			
Poor			
Very poor			

A map of Cowland, showing the River Welland, James Rd, Postland Rd, and Peterborough Rd. A location pin is placed in the center of the village. The map is oriented with North at the top. The River Welland flows from the bottom left towards the top right. James Rd runs vertically through the center. Postland Rd runs horizontally across the middle. Peterborough Rd runs diagonally from the top left towards the bottom right. A location pin is placed in the center of the village, near the intersection of James Rd and Postland Rd. The map is labeled with 'Cowland' in the center. The river is labeled 'River Welland'. The roads are labeled 'James Rd', 'Postland Rd', and 'Peterborough Rd'. The map is credited to 'Map data ©2025' in the bottom left corner.

<p>018AFFE340</p> <p>standard</p> <p>Calculations are based on RICS IPMS 3C</p> <p>plan to for illustrative purposes only. This floor</p> <p>approximate, not to scale. This floor</p> <p>ensure accuracy, all measurements are to</p> <p>Write every attempt has been made to</p> <p>(1) Excluding balconies and terraces.</p>	<p>Floor 0 Building 2</p>
<p>Approximate total area¹</p> <p>135.6 m²</p>	<p>Floor 0 Building 1</p>

Floor Plan



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")

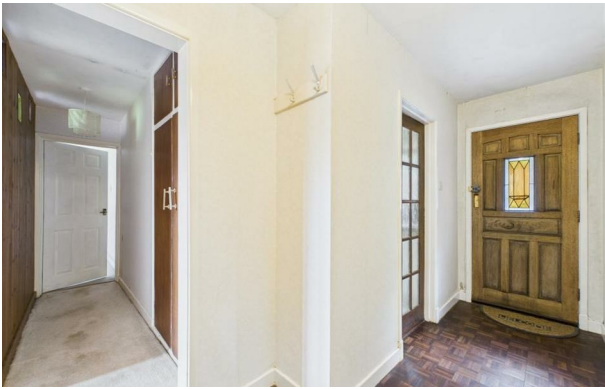
Workshop
5.07 x 2.55 (16'7" x 8'4")

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.

