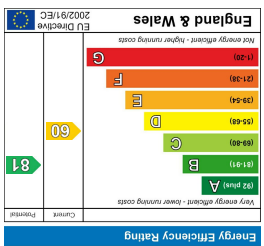


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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.



Energy Efficiency Graph



Area Map



Floor Plan

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.

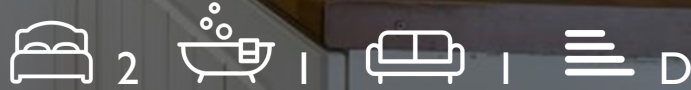
Viewing



Reform Street

Crowland, Peterborough, PE6 0AN

Guide Price £125,000 - Freehold , Tax Band - A



## Reform Street

Crowland, Peterborough, PE6 0AN

Located in the heart of the Lincolnshire market town of Crowland. Immerse yourself in the charm of this cosy two-storey end of terrace home, boasting a delightful living area spread across 53 square meters. This charming residence is in need of some modernisation however features a floor plan that harmonises its living spaces. Upon entering the property you are invited into the lounge/diner, brought to life by a crackling fireplace that sets an ambiance of relaxation and comfort. A cottage style kitchen leading to an inner hallway and then onto a tastefully appointed three-piece suite bathroom to help wash your cares away. Ascend to the first floor and find tranquility in the dedicated master bedroom, designed to provide the restful retreat you deserve. Adjacent you'll discover an additional bedroom adaptable to your unique needs—ideal for an office, a gym, or a cosy reading nook. This well maintained two-bedroom, one-bathroom property promises a comfortable dwelling, in line with modern sensibilities. The property benefits from gas combi central heating and uPVC double glazing, outside to the rear is a lovely enclosed garden and patio area. With an infusion of character in each room, this property is waiting for your finishing touches to transform it into your dream home. A superb first time buy or investment property. Call today to view.

### 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 (amsold 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.

**Lounge/Diner**  
3.70 x 4.09 (12'11" x 13'5")

**Kitchen**  
2.29 x 3.28 (7'6" x 10'9")

**Hallway**  
1.85 x 1.39 (6'0" x 4'6")

**Bathroom**  
2.52 x 1.38 (8'3" x 4'6")

**Landing**  
0.61 x 0.89 (2'0" x 2'11")

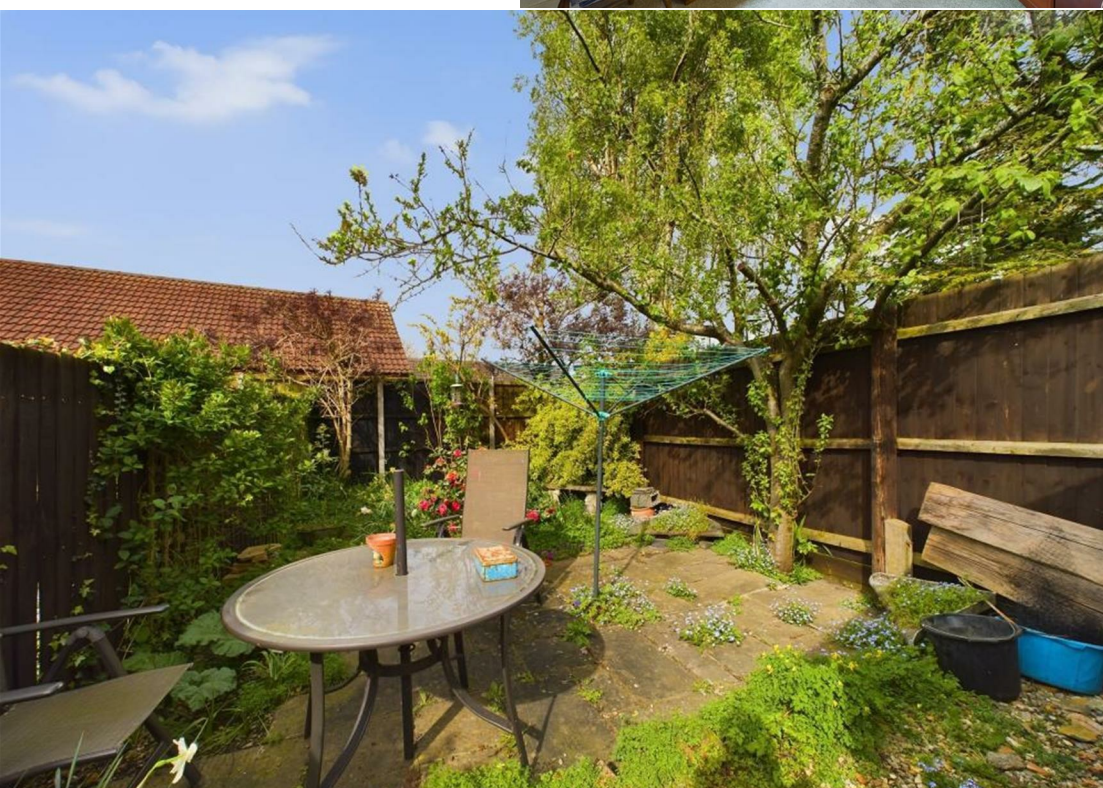
**Master Bedroom**  
3.15 x 4.11 (10'4" x 13'5")

**Bedroom Two**  
3.04 x 3.24 (9'11" x 10'7")

**EPC - D**  
60/81

**Tenure - Freehold**

### IMPORTANT LEGAL INFORMATION



Verified Material Information  
Council tax band: A  
Council tax annual charge: £1335.09 a year (£111.26 a month)  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Open fire  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes, undefined  
Energy Performance rating: Survey Instructed (potential rating is undefined)

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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.

