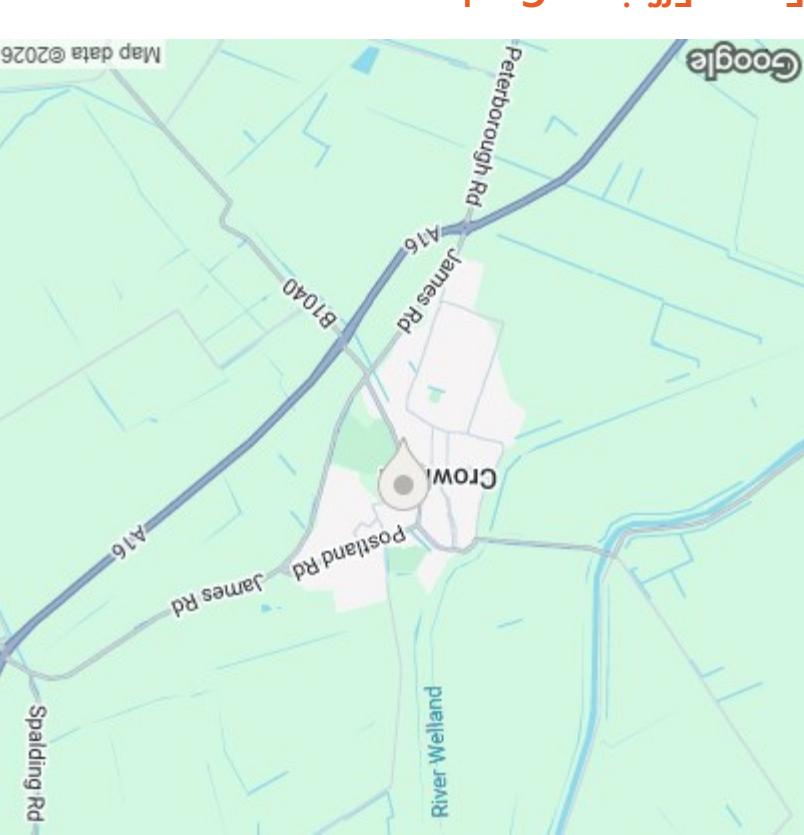


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPROPRIATE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.gov.uk/residential-selective-licensing/selective-licensing-areas>
 Discloser Important Notice: In accordance with the Property 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 documents or the validity of any guarantees given. You should be guided by your solicitor prior to exchange of contracts.



Area Map



Floor Plan



South Street

Crowland, Peterborough, PE6 0AH

Offers In Excess Of £230,000 - Freehold , Tax Band - B



South Street

Crowland, Peterborough, PE6 0AH

Welcome to your alluring two-storey residence spanning a generous 103sqm. Located in the heart of the popular Market town of Crowland, famous for the impressive Medieval Abbey, local shops services and a health centre are all in within walking distance.

This captivating abode hosts three well-sized bedrooms and two meticulously designed bathrooms. The ground level oozes comfort, featuring two spacious rooms and a fully-equipped, cottage style kitchen designed to cater to your culinary endeavour. The front open plan living/dining room revolves around a cosy log burning stove and fireplace, ideally suited for book-loving enthusiasts or simply for unwinding after a busy day. Just off the kitchen area is a sleek utility/shower room crafted for practicality, refreshment and relaxation. As you make your way upstairs, you'll find the heart of the home, three tranquil bedrooms, tailored to provide you with peaceful slumbering experiences. To seal the deal, you'll find a luxury four-piece suite ensuite bathroom, a haven for pampering and relaxation. Every corner of this dwelling pledges comfort dipped in luxury. Truly, a sanctuary where homely charm meets modern lifestyle! Outside to the rear is an enclosed rear garden incorporating a timber cabin/workshop. The property is being sold with no forward chain. Early viewing advised.

Please note the land to the rear of the garden is not included in the sale, vendor is in the process of splitting the title deeds.

Dining Room

2.62 x 3.97 (8'7" x 13'0")

Living Room

5.28 x 3.96 (17'3" x 12'11")

Kitchen

5.13 x 2.76 (16'9" x 9'0")

Shower Room

1.99 x 2.73 (6'6" x 8'11")

Landing

Master Bedroom

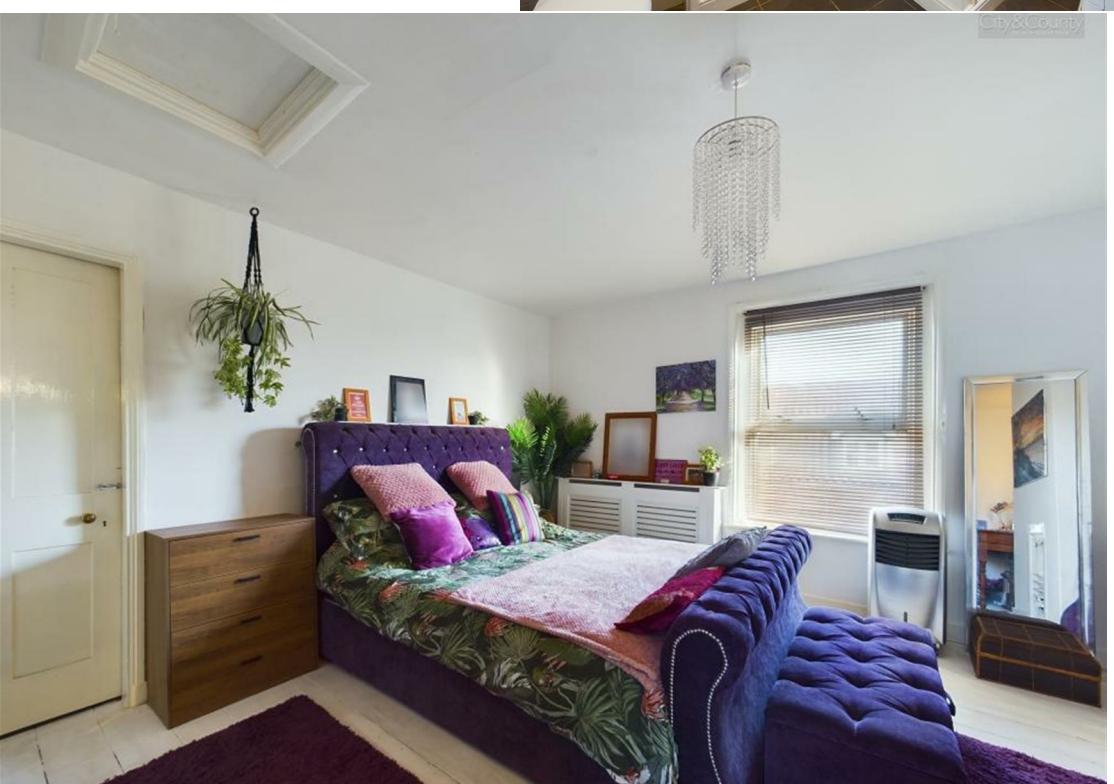
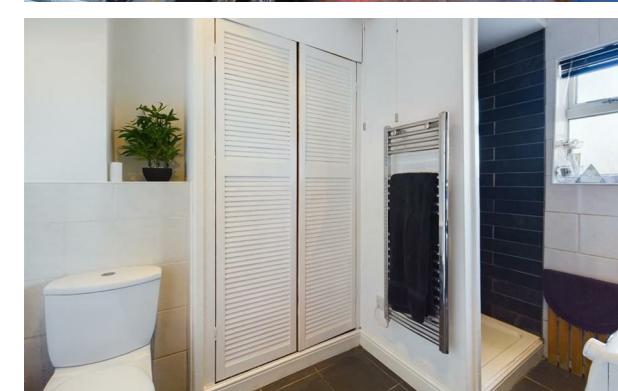
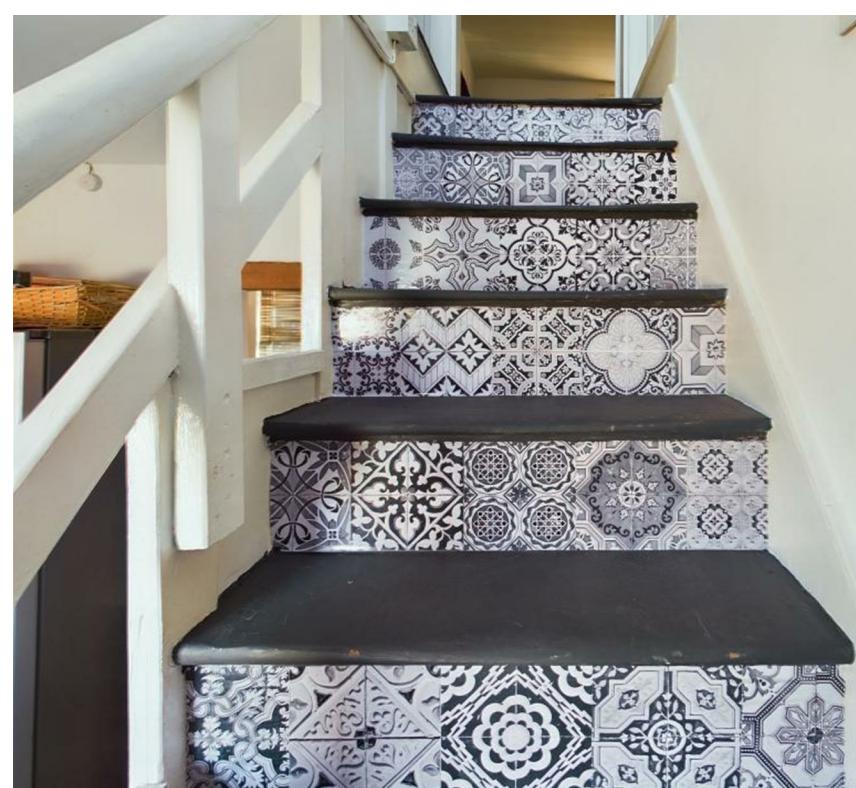
4.14 x 4.04 (13'6" x 13'3")

Bathroom

2.58 x 2.71 (8'5" x 8'10")

Bedroom Two

3.56 x 4.04 (11'8" x 13'3")



Bedroom Three

3.81 x 2.70 (12'5" x 8'10")

EPC - D
64/85

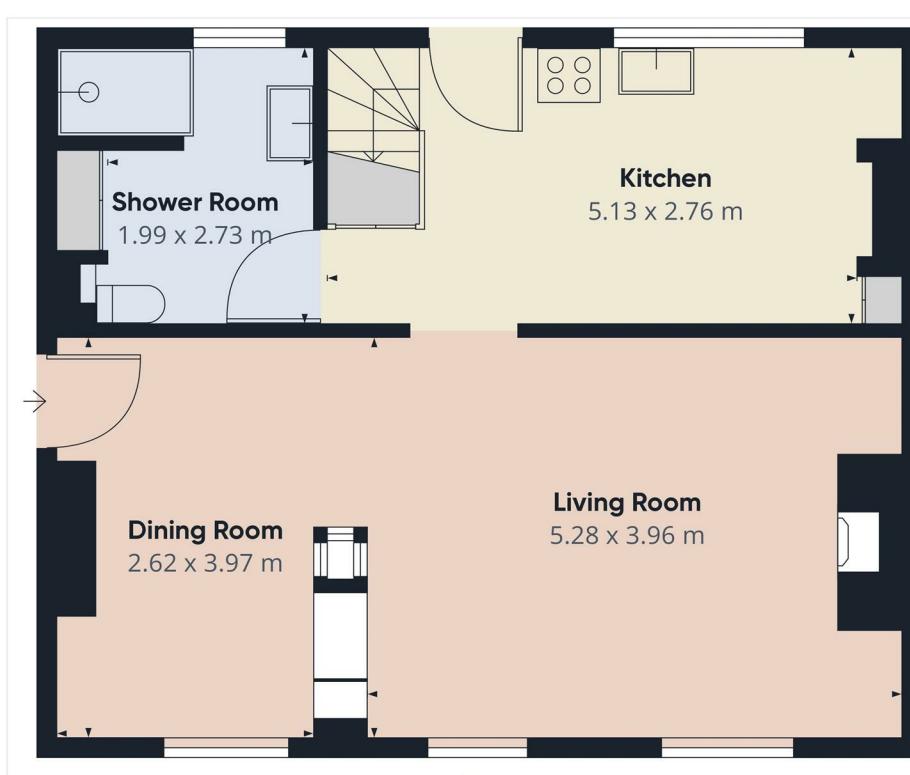
Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: Potential development to rear, no planning application yet submitted.
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: Street Parking Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: TBC
Mobile Coverage: TBC

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.



Approximate total area^{sq}
53.18 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360