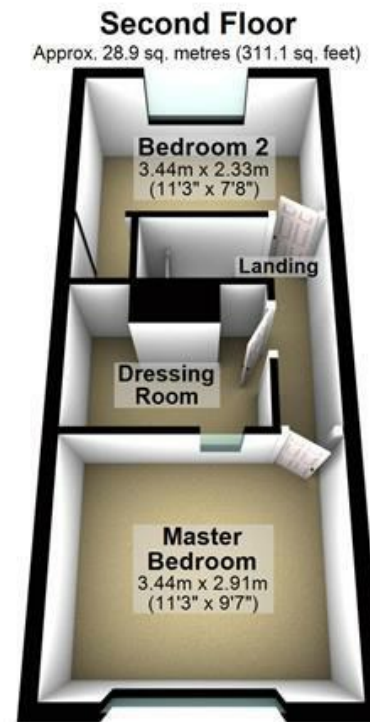
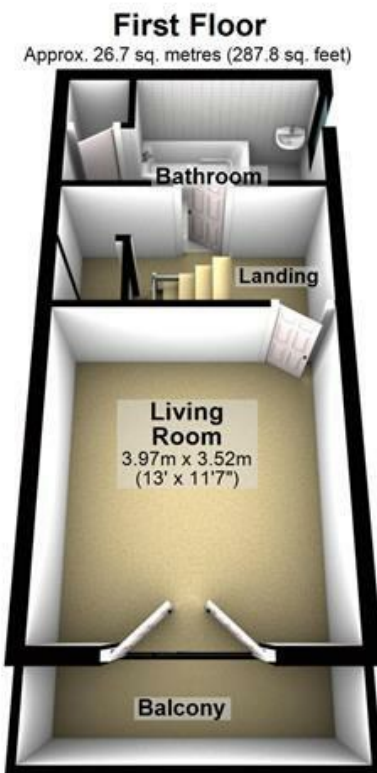


2 Reform Street, Crowland, Lincolnshire, PE6 0AN
£185,000



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. The copyright of all details, photographs and floorplans remain exclusive to City & County. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Total area: approx. 107.0 sq. metres (1152.0 sq. feet)

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NO FORWARD CHAIN City and County Crowland are pleased to offer this CHARACTER TOWN HOUSE located in the heart of the popular Lincolnshire market town of Crowland. Within walking distance of the famous medieval three sided bridge, town centre, local health centre and Crowland Abbey. There are a selection of shops, services, amenities including a traditional butcher and bakery. This Individual property has versatile accommodation divided over four levels. Basement accommodation with its own front door and steps leading to the pavement level comprises of a bedroom and store room. The next level comprises of a dining room with a feature fireplace, leaded double glass doors to the front a cottage style kitchen and stairs leading to the next floor comprising of a living room with feature colored glass double French doors leading to a Juliet balcony and a three piece suite bathroom. Top floor leading to two further bedrooms and a dressing room. VIEWINGS ADVISED !!!

Basement

Bedroom 3

2'7" x 11'7" (0.79m x 3.52m)

Hardwood window and hardwood door to the front. Double radiator and fitted carpet. Folding door to the store room

Ground Floor - Inner Hallway

3'1" x 8'5" (0.95m x 2.57m)

Radiator and stairs to first floor. Doors to:

Dining Room

13'0" x 11'7" (3.96m x 3.52m)

Two hardwood windows and hardwood double doors to the front. Double radiator and exposed wooden flooring

Kitchen

8'2" x 11'7" (2.48m x 3.52m)

Hardwood window to the side. Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap. Plumbing for washing machine, space for fridge, fitted electric oven and built-in four ring gas hob with extractor hood over. Exposed wooden flooring

First Floor Landing

5'7" x 8'5" (1.71m x 2.57m)

Doors to:

Living Room

13'0" x 11'7" (3.97m x 3.52m)

Hardwood double doors to the front leading to a Juliet balcony. Radiator

Bathroom

5'7" x 11'7" (1.71m x 3.52m)

uPVC obscure double glazed window to the side. Fitted with a three piece suite comprising bath with shower over and glass screen, pedestal wash hand basin and close coupled WC. Tiled splashbacks, radiator, wooden flooring and door to a storage cupboard

Second Floor Landing

9'9" x 2'6" (2.96m x 0.76m)

Exposed wooden flooring. Doors to:

Master Bedroom

9'7" x 11'3" (2.91m x 3.44m)

Hardwood sash window to the front. Double radiator, exposed wooden flooring and timber panelled ceiling

Bedroom 2

7'8" x 11'3" (2.33m x 3.44m)

Hardwood sash window to the rear. Radiator

Dressing Room

6'4" x 8'6" (1.93m x 2.58m)

Hardwood window to the front

EPC: D

Energy Efficiency Rating: 55/85

