

South Street

Crowland, Peterborough, PE6 0AJ

Guide Price £165,000 - Freehold, Tax Band - C

3 1 2 D

Floor Plan



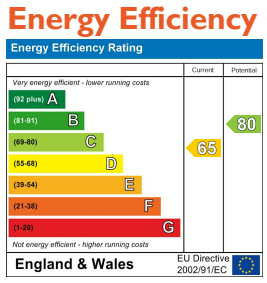
Area Map



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.

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Nestled in the charming Lincolnshire market town of Crowland, Peterborough, this delightful detached house on South Street offers a perfect blend of comfort and convenience. With over 1100 square feet of versatile accommodation, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor features two reception rooms, including a former garage transformed into a dining room or family room, providing ample space for entertaining or relaxing. The well-appointed living room and dining area flow seamlessly into a bright conservatory at the rear, creating a lovely space to enjoy the garden views. A good sized kitchen with a separate utility room and a convenient downstairs WC enhance the practicality of this home. Upstairs, you will find a four-piece family bathroom and three well-proportioned bedrooms, including two doubles and a single, ensuring plenty of room for family or guests. The property benefits from gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout. Outside, the well-maintained garden and patio area offer a tranquil retreat, perfect for outdoor gatherings or quiet evenings. A timber shed provides additional storage, while gated side access leads to the front of the property. The property is being sold with no forward chain.
Located just a two-minute walk from the local health centre and close to the historic Crowland Abbey, this home is ideally situated for easy access to shops, services, and amenities. Early viewing is highly recommended to fully appreciate the charm and potential of this wonderful property.

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.

Entrance Hall
3.90 x 1.88 (12'9" x 6'2")

Family Room
5.00 x 2.45 (16'4" x 8'0")

Living Room
3.91 x 4.28 (12'9" x 14'0")

Dining Room
3.49 x 3.11 (11'5" x 10'2")

Conservatory
2.80 x 3.01 (9'2" x 9'10")

Kitchen
3.59 x 3.08 (11'9" x 10'1")

Utility Room
1.85 x 2.45 (6'0" x 8'0")

WC
0.90 x 1.52 (2'11" x 4'11")

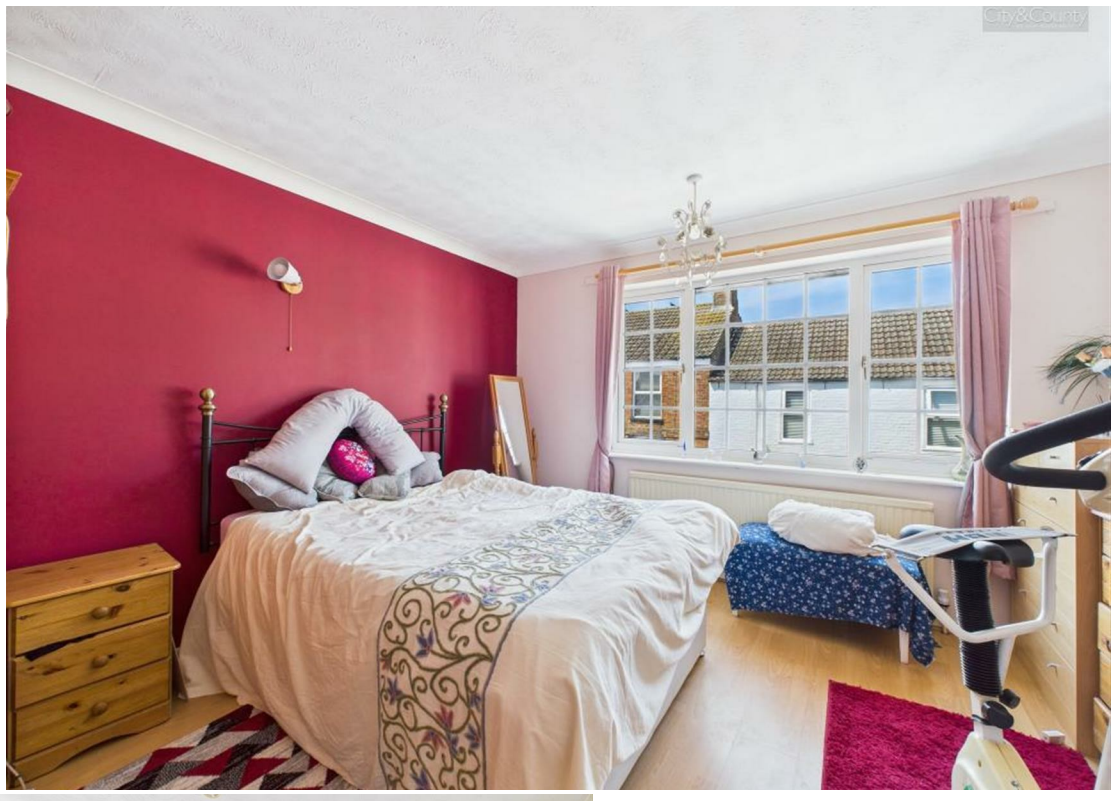
Landing
1.98 x 2.60 (6'5" x 8'6")







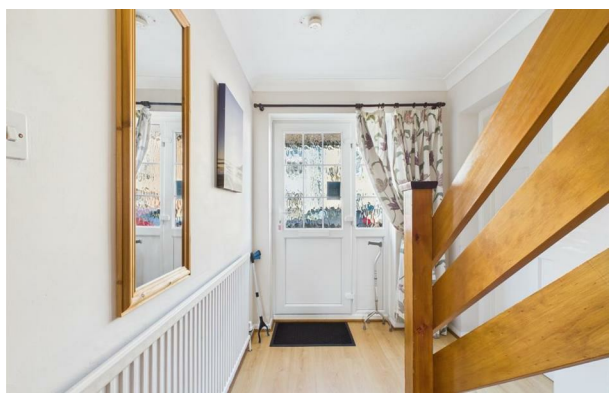


















Master Bedroom
3.89 x 3.60 (12'9" x 11'9")

Bedroom Two
3.65 x 3.12 (11'11" x 10'2")

Bathroom
2.60 x 2.27 (8'6" x 7'5")

Bedroom Three
2.86 x 1.57 (9'4" x 5'1")

EPC - D
65/80

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Ramped Access
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: Street Parking - Permit Not Required
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, O2 - Great, Three - 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.