

South Street

Crowland, Peterborough, PE6 0AH

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

3 2 2 D

Floor Plan



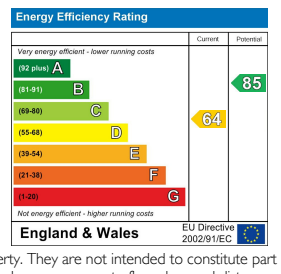
Area Map



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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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 en-suite 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")

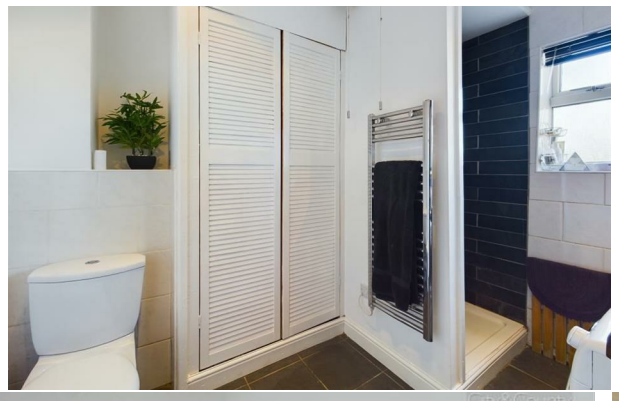


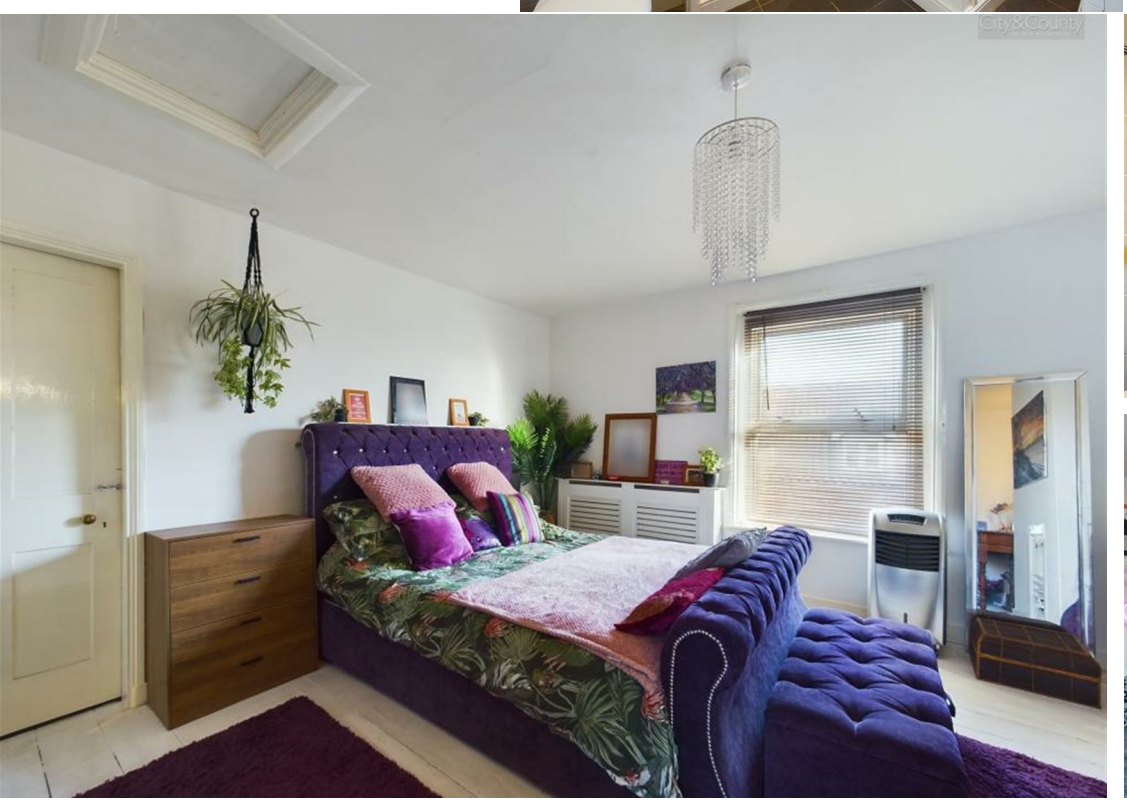


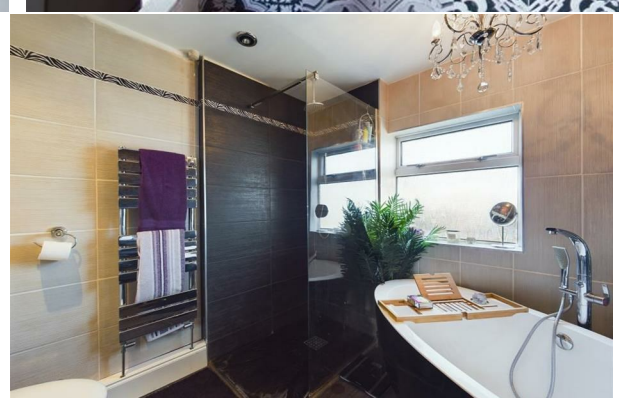














Bedroom Three
3.81 x 2.70 (12'5" x 8'10")

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.





