

Discriminatory Information: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to the availability 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. All photographs, measurements, floorplans and descriptions referred to in the particulars are given in good faith 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 SELFCATERING LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selection/licensing/>

Please contact our City & County Estate Agents - Croowlan Office on 01733 212305 if you wish to arrange a viewing or for further information.

Viewing

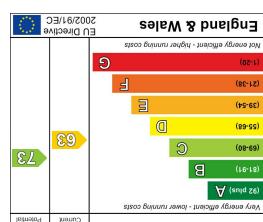


Floor Plan



Area Map

Energy Efficiency Graph



Guide Price £190,000 - Freehold , Tax Band - A

West Street

Crowland, Peterborough, PE6 0EE

4 2 3 D



West Street

Crowland, Peterborough, PE6 0EE

*** Guide Price £190,000 - £200,000 ***

Spacious Period Cottage with Tremendous Potential – No Forward Chain

A rare opportunity to acquire a generous four-bedroom end-of-terrace cottage in Crowland, boasting three large reception rooms, a spacious kitchen-diner, and a large rear garden with driveway and garage. Full of character and brimming with potential, this home benefits from gas central heating and uPVC double glazing. Offered with no forward chain, it's ideal for families or investors looking to create their dream home. Adjacent property also available for expansion opportunities.

Situated in the heart of the picturesque market town of Crowland, this substantial end-of-terrace cottage on West Street offers a rare opportunity to acquire a property of impressive proportions, brimming with character and potential. Dating back to 1850, the home sits on a generous plot complete with a large rear garden, private driveway, and garage — ideal for families, keen gardeners, or those seeking space to extend or enhance (subject to permissions). The interior offers extensive accommodation with three sizeable reception rooms, each providing flexible options for living, dining, or working from home. The spacious kitchen-diner and walk-in pantry further highlight the scale and practicality of this wonderful home, complemented by a convenient downstairs bathroom. Upstairs, a split landing leads to four well-proportioned bedrooms, ensuring ample space for family members or guests. The master bedroom features an ensuite, creating a comfortable private haven. While the property would benefit from updating and modernisation, it already benefits from gas combi central heating and uPVC double glazing, providing a solid foundation for refurbishment or redesign. Offered with no forward chain, this property promises a smooth, hassle-free purchase process. For those looking for an even greater investment or development opportunity, the adjoining property is also available, opening up exciting possibilities for expansion or multi-generational living. This is a truly outstanding opportunity to create a spacious family home or investment property in one of Crowland's most historic and desirable locations — early viewing is highly recommended. Probate has been granted.

Dining Room

4.61 x 3.87 (15'1" x 12'8")

Living Room

4.32 x 4.03 (14'2" x 13'2")

Storage Cupboard

1.15 x 2.10 (3'9" x 6'10")

Hallway

0.88 x 0.96 (2'10" x 3'1")

Kitchen

1.68 x 2.25 (5'6" x 7'4")

Diner

4.25 x 2.75 (13'1" x 9'0")

Reception Room

4.29 x 2.95 (14'0" x 9'8")

Hallway

2.20 x 1.62 (7'2" x 5'3")

Bathroom

2.66 x 2.71 (8'8" x 8'10")

Landing

1.84 x 0.92 (6'0" x 3'0")

Hallway

1.22 x 1.64 (4'0" x 5'4")



Master Bedroom
4.52 x 3.94 (14'9" x 12'11")
Bedroom Two
4.24 x 4.05 (13'10" x 13'3")
Bedroom Three
4.29 x 2.94 (14'0" x 9'7")
Bathroom
2.38 x 2.26 (7'9" x 7'4")
Bedroom Four
4.26 x 3.23 (13'1" x 10'7")
EPC - D
63/73 (206'8"/239'6")
Tenure - Freehold
IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
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: Single Garage, Gated Parking, Off Street
Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - 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.

