Cloot Drove

Crowland, Peterborough, PE6 0JG

Offers In Excess Of £200,000 - Freehold, Tax Band - A

3 | 1 | D

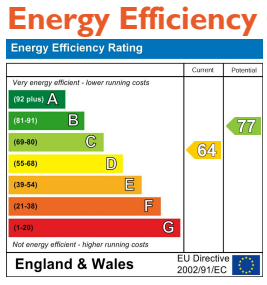
Floor Plan

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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Ideal First-Time Purchase – Three Bedroom Semi-Detached Home
Located in the popular area of Cloot Drove, Crowland, this well-presented three-bedroom semi-detached home is perfect for first-time buyers looking to get onto the property ladder. The property offers a bright and spacious reception room, a practical layout throughout, and three well-proportioned bedrooms, providing flexible living space for modern lifestyles. A well-appointed bathroom completes the home. Set within a friendly and peaceful community, the property benefits from easy access to local shops, schools, and green spaces, while also being conveniently close to Peterborough's wider amenities. Offering comfort, convenience, and great potential, this is a fantastic opportunity not to be missed

Situated in the charming and well-regarded area of Cloot Drove, Crowland, this attractive three-bedroom semi-detached home offers an ideal opportunity for first-time buyers seeking a comfortable and well-connected property. The home features a bright and welcoming reception room, log burning stove, providing a perfect space for both relaxing and entertaining. The thoughtfully arranged layout creates a practical and versatile living environment, while three well-proportioned bedrooms offer ample space for growing families, home working, or guest accommodation. A well-appointed ground floor bathroom serves the property, designed to meet everyday needs with ease. Set within the picturesque town of Crowland, the property enjoys a peaceful, community-focused setting, while still benefiting from convenient access to the wider amenities of Peterborough. A range of local shops, schools, and green spaces are all close by, making this an excellent choice for both individuals and families.
Combining comfort, convenience, and great potential, this delightful home represents a fantastic step onto the property ladder in a friendly and established neighbourhood.

Entrance Hall
1.02 x 0.87 (3'4" x 2'10")

Living Room
4.05 x 3.91 (13'3" x 12'9")

Hallway
0.91 x 1.84 (2'11" x 6'0")

Bathroom
1.93 x 1.49 (6'3" x 4'10")

Kitchen
3.16 x 2.39 (10'4" x 7'10")

Conservatory
2.787 x 2.14 (9'1" x 7'0")

Landing
1.51 x 0.86 (4'11" x 2'9")

Master Bedroom
3.94 x 2.80 (12'11" x 9'2")

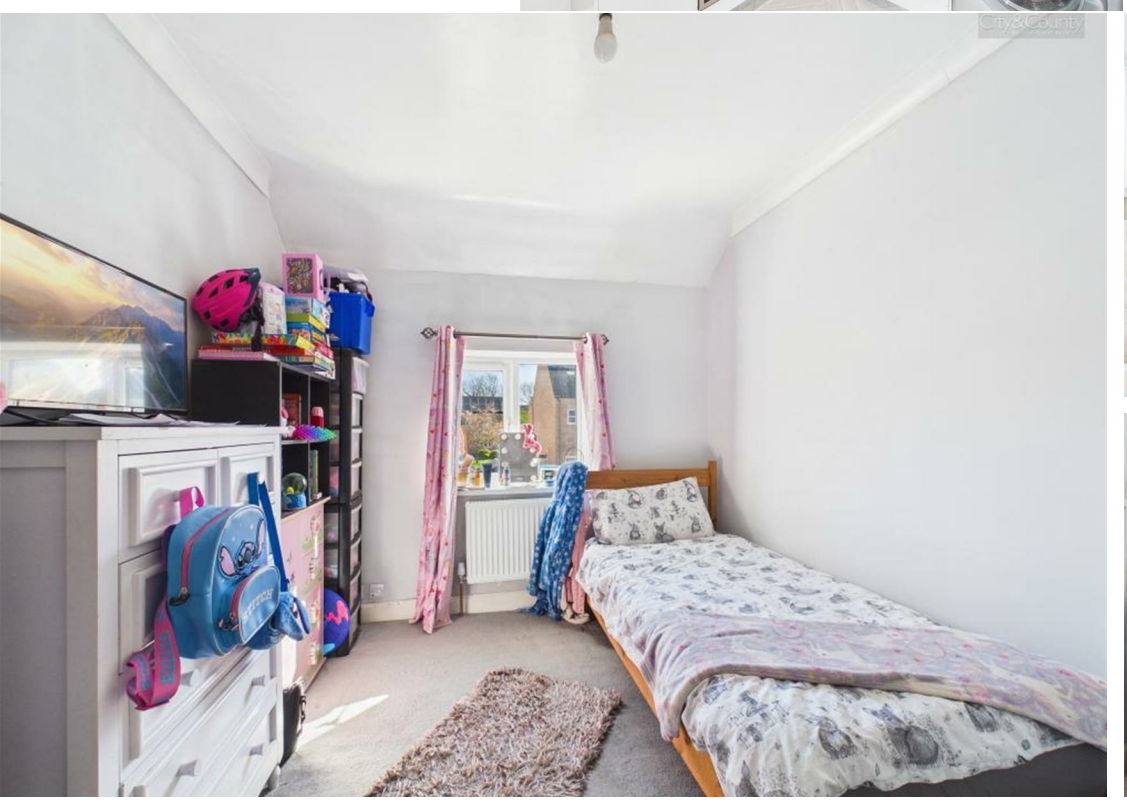
Bedroom Two
2.72 x 3.62 (8'11" x 11'10")

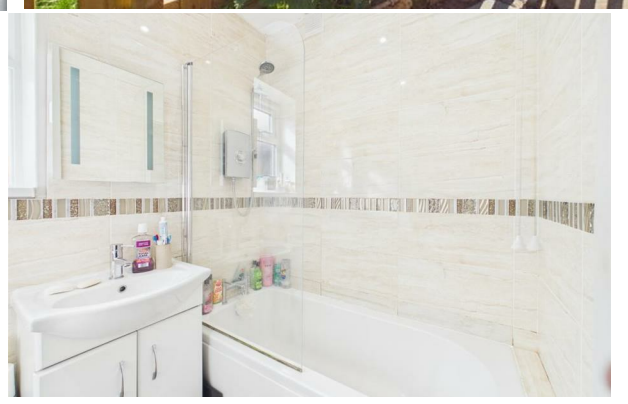
Bedroom Three
2.47 x 2.67 (8'1" x 8'9")

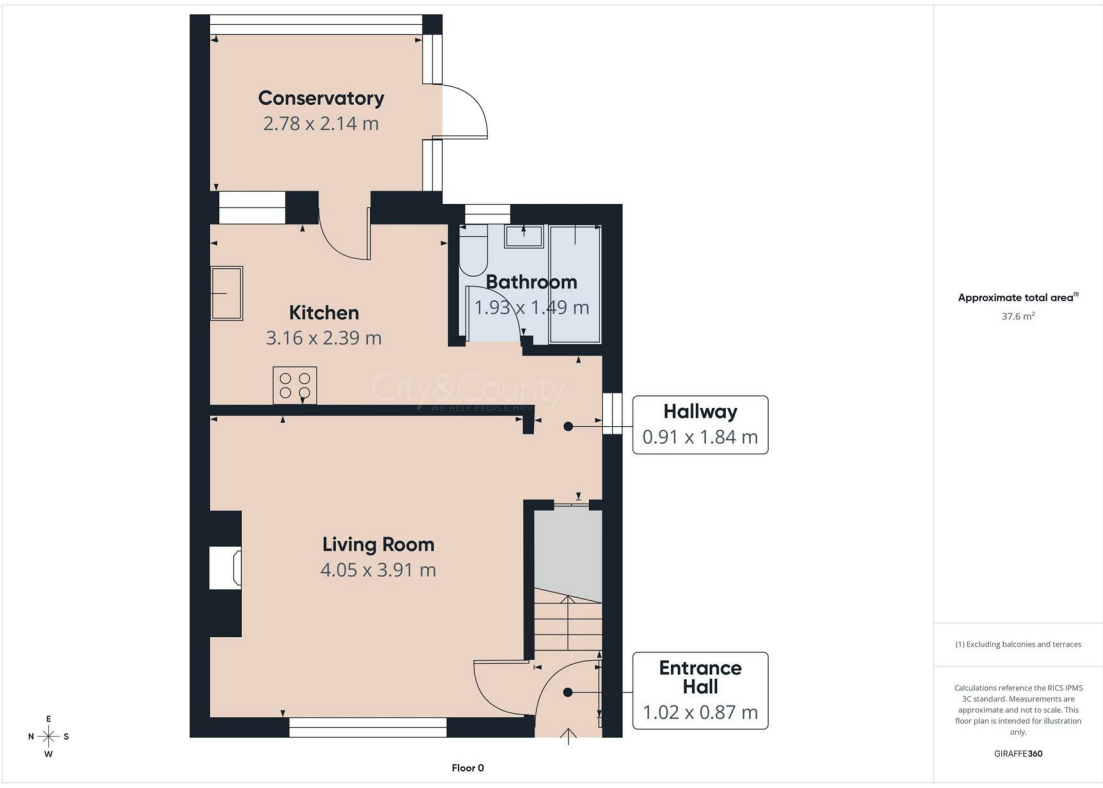
EPC - D
64/77

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 (answer yes if there are restrictions, eg does not allow pets): 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: Yes
Registered easements: Not Known
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private
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 - 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.