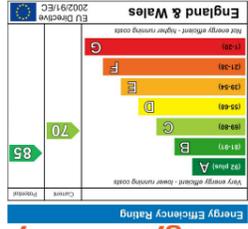


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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 licensing 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.

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.

Viewing



Energy Efficiency Graph



Area Map



Floor Plan



Glebe Gardens

Crowland, Peterborough, PE6 0BP

£215,000 - Freehold , Tax Band - A



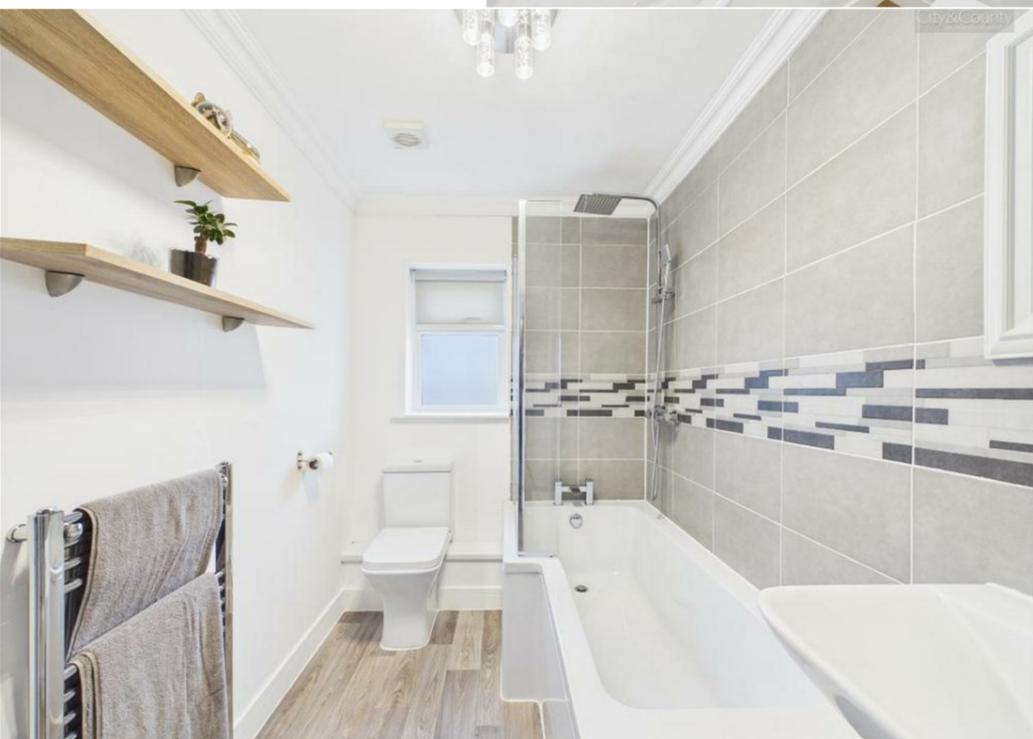
Glebe Gardens

Crowland, Peterborough, PE6 0BP

Turnkey Semi-Detached Home in Crowland – Ready to Move In!
Well-presented three-bedroom semi-detached home set on a generous corner plot in the popular and historic market town of Crowland. Offering a bright open-plan lounge diner, modern fitted kitchen, utility room, and a convenient cloakroom off the entrance hall. Upstairs features three well-proportioned bedrooms and a stylish family bathroom. With low-maintenance gardens and off-road parking for two vehicles, this move-in ready home is ideal for first-time buyers or growing families.

Nestled in the desirable and historic market town of Crowland, this attractive semi-detached home on Glebe Gardens presents a superb turnkey opportunity, ready to move straight into and enjoy. Occupying a generous corner plot, the property has been thoughtfully updated and reconfigured to create a stylish, practical, and low-maintenance living environment. Upon entering, you are welcomed by a bright entrance hall, with a conveniently located cloakroom just off, perfect for guests. The hallway leads through to a spacious open-plan lounge diner, filled with natural light and ideal for both everyday living and entertaining. The contemporary, fully fitted kitchen is a real highlight, offering a sleek design alongside a highly functional layout. A lean-to extends from the kitchen and connects seamlessly to a separate utility room, providing valuable additional storage and workspace. Upstairs, the property offers three well-proportioned bedrooms, each providing a comfortable retreat. These are served by a modern family bathroom, complete with a stylish three-piece suite. Externally, the home features low-maintenance gardens to both the front and rear, perfect for relaxing or enjoying outdoor activities. A side driveway provides off-road parking for two vehicles, further enhancing the property's practicality. Combining modern comforts with a charming setting, this home is an excellent choice for first-time buyers or anyone seeking a move-in ready property within a thriving Crowland community.

- Entrance Hall**
1.63 x 1.13 (5'4" x 3'8")
- WC**
0.93 x 2.11 (3'0" x 6'11")
- Lounge Diner**
6.33 x 3.84 (20'9" x 12'7")
- Kitchen**
3.51 x 2.95 (11'6" x 9'8")
- Lean To**
2.60 x 2.32 (8'6" x 7'7")
- Utility Room**
3.33 x 1.85 (10'11" x 6'0")
- Landing**
0.88 x 3.85 (2'10" x 12'7")
- Master Bedroom**
3.51 x 3.42 (11'6" x 11'2")
- Bedroom Two**
2.77 x 3.39 (9'1" x 11'1")
- Bathroom**
2.78 x 1.72 (9'1" x 5'7")
- Bedroom Three**
2.53 x 2.61 (8'3" x 8'6")



EPC - C
70/85

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: Yes
Registered easements: No
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 - 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.

