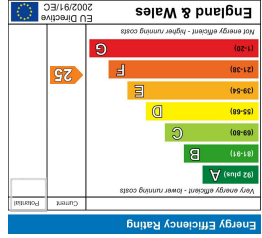


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



**Bank Terrace Dowsdale**  
Crowland, Peterborough, PE6 0NQ

**Guide Price £76,500 - Freehold , Tax Band - A**



## Bank Terrace Dowsdale

Crowland, Peterborough, PE6  
ONQ

Nestled in the tranquil rural setting of Bank Terrace, Dowsdale, this charming end terrace cottage presents a unique opportunity for those seeking a project with immense potential. Located approximately six miles east of Crowland, the property is surrounded by picturesque countryside, making it an ideal retreat from the hustle and bustle of city life.

The accommodation comprises a welcoming lounge diner, perfect for relaxing or entertaining guests. The kitchen, along with a convenient utility room and WC, provides essential space for everyday living. Ascending the stairs, you will find a generously sized bedroom, complete with a walk-in wardrobe, offering ample storage. A shower room completes the first floor, ensuring all necessary amenities are within easy reach. While the property is in need of total refurbishment, it is brimming with possibilities for those with a vision. The substantial garden to the right-hand side of the dwelling offers a blank canvas for gardening enthusiasts or those wishing to create an outdoor haven. This cottage is not just a house; it is a chance to create a home tailored to your tastes and preferences. With its idyllic location and promising features, this property is a rare find in the market. Whether you are a first-time buyer, an investor, or someone looking to downsize, this end terrace cottage could be the perfect opportunity to realise your dreams.

### 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.

**Lounge Diner**  
5.10 x 3.90 (16'8" x 12'9")

**Kitchen**  
2.12 x 3.16 (6'11" x 10'4")

**Utility Room/WC**  
1.97 x 2.56 (6'5" x 8'4")

**Master Bedroom**  
3.13 x 3.84 (10'3" x 12'7")

**Shower Room**  
0.86 x 2.57 (2'9" x 8'5")

**Walk In Wardrobe**  
0.85 x 2.74 (2'9" x 8'11")

**EPC- F**  
25/104

**Tenure - Freehold**



### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: None  
Building safety: Yes - Holes in flooring at top of stairs in bedroom  
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: Yes  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Shared, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Septic Tank  
Heating: None  
Internet connection: None  
Internet Speed: up to 80Mbps  
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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**