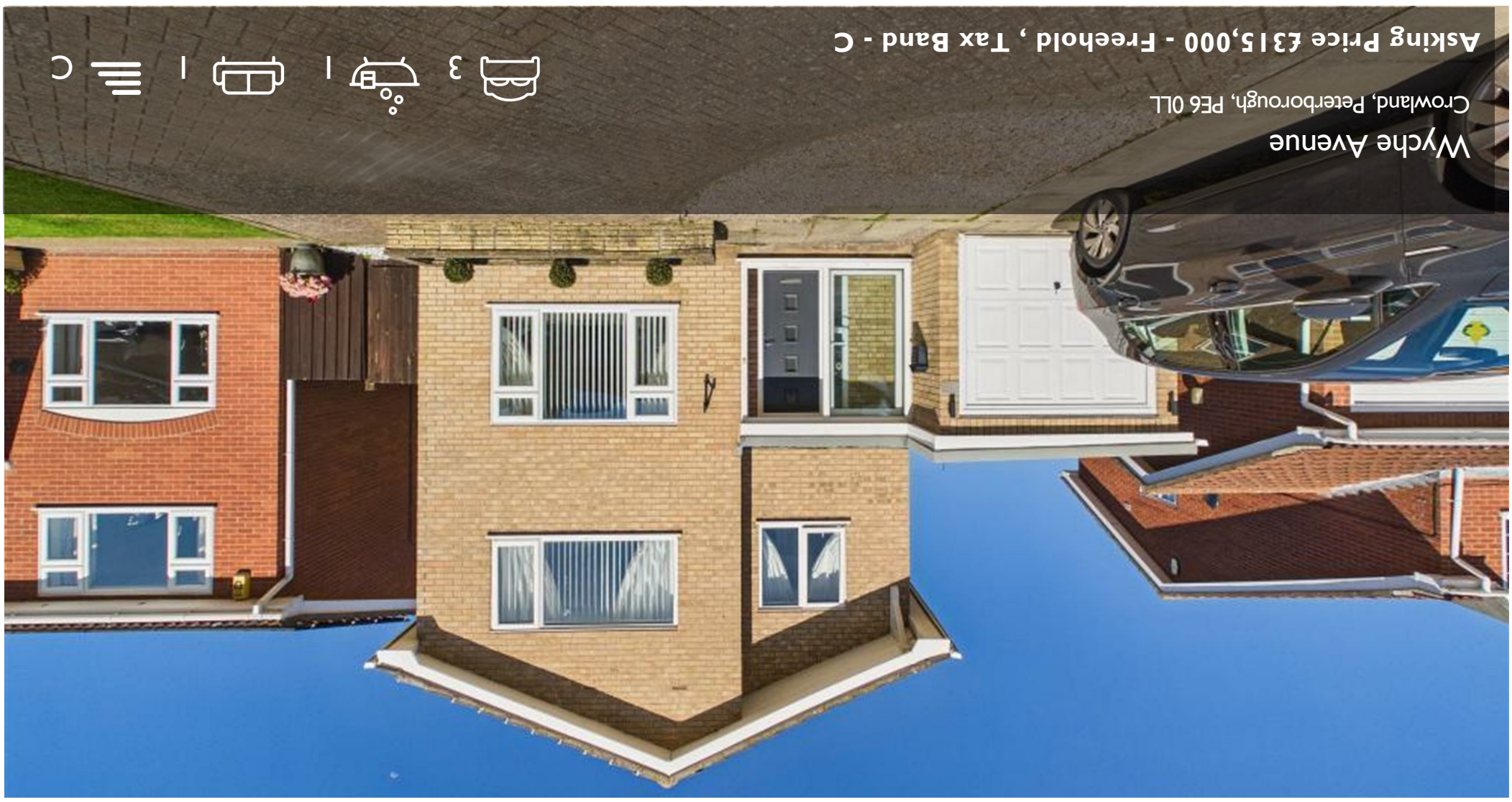


Wyche Avenue

Crowland, Peterborough, PE6 0LL

Asking Price £315,000 - Freehold , Tax Band - C

3 | | | C

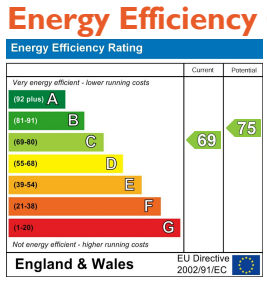
Floor Plan

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.

Wyche Avenue

Crowland, Peterborough, PE6 0LL

Situated on sought-after Wyche Avenue in historic Crowland, this immaculately presented detached home—built by Allison—offers modern living with views towards Crowland Abbey.
A double-width driveway and single garage provide ample parking. Inside, a bright living room opens to a dining room, while the stylish refitted kitchen features integrated appliances and a walk-in pantry, plus utility room and cloakroom. Upstairs are three well-proportioned bedrooms and a modern family bathroom. Outside, a private east-facing garden completes the home.
Offered with no forward chain, this property is ready to move into.

Situated on the sought-after Wyche Avenue in the historic market town of Crowland, this immaculately presented detached home—built by Allison—enjoys attractive views towards Crowland Abbey and offers well-balanced, modern living throughout. The property benefits from a double-width driveway providing ample off-road parking, alongside a single garage.
Internally, a welcoming entrance hall leads into a bright and spacious living room, opening via an elegant archway into a dining room—ideal for both everyday living and entertaining. The kitchen has been stylishly refitted with a range of contemporary units, integrated appliances, and a useful walk-in pantry. An inner hallway provides access to a separate utility room and a modern two-piece cloakroom. To the first floor, a generous landing leads to three well-proportioned bedrooms and a recently refitted family bathroom, finished with modern fixtures and fittings. Outside, the property boasts a private, enclosed east-facing rear garden, perfect for enjoying morning sunshine and outdoor relaxation.
Offered to the market with no forward chain, this superb home is ready to move straight into. Early viewing is highly recommended to fully appreciate its location, condition, and outlook

Entrance Hall
1.95 x 3.97 (6'4" x 13'0")

Living Room
3.66 x 4.51 (12'0" x 14'9")

Dining Room
3.00 x 3.63 (9'10" x 11'10")

Kitchen
2.61 x 3.65 (8'6" x 11'11")

Hallway
2.26 x 1.02 (7'4" x 3'4")

WC
1.20 x 1.49 (3'11" x 4'10")

Utility Room
2/27 x 1.61 (6'6"/88'6" x 5'3")

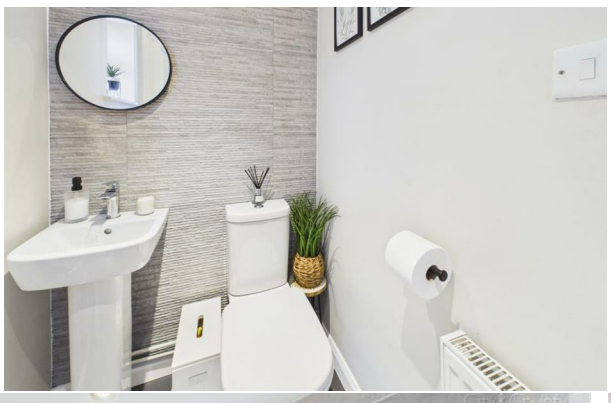
Landing
2.23 x 3.19 (7'3" x 10'5")

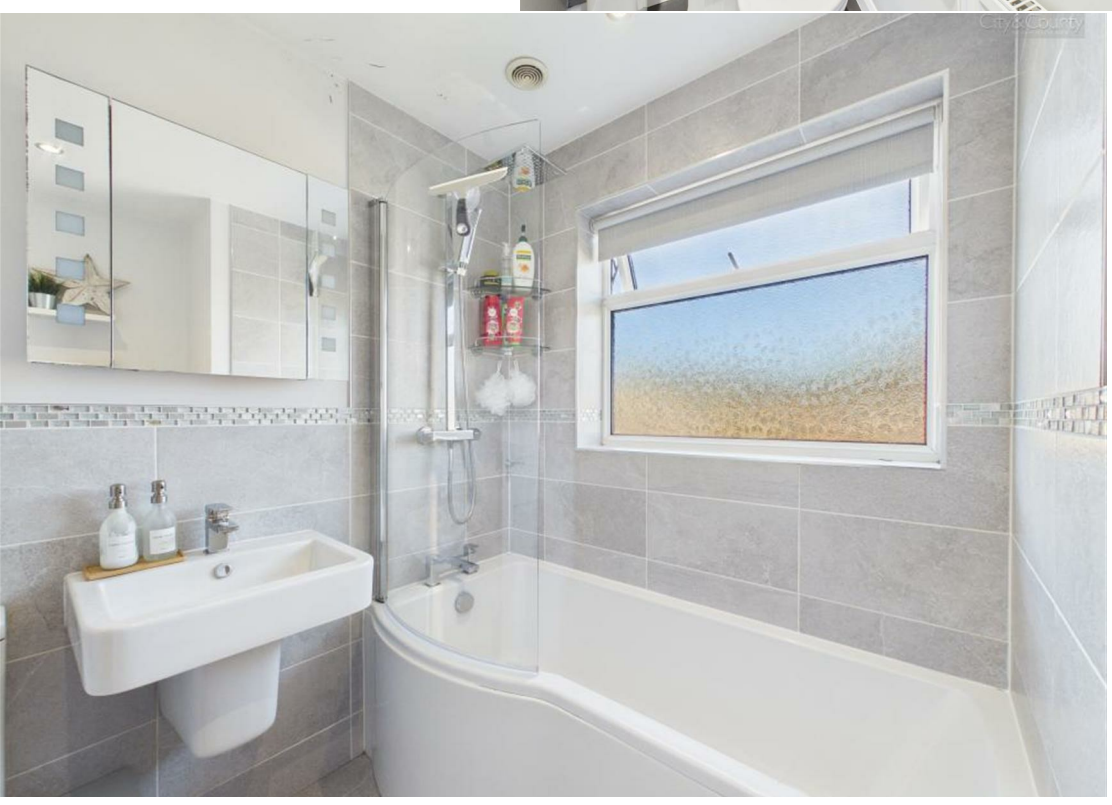
Master Bedroom
3.38 x 4.48 (11'1" x 14'8")

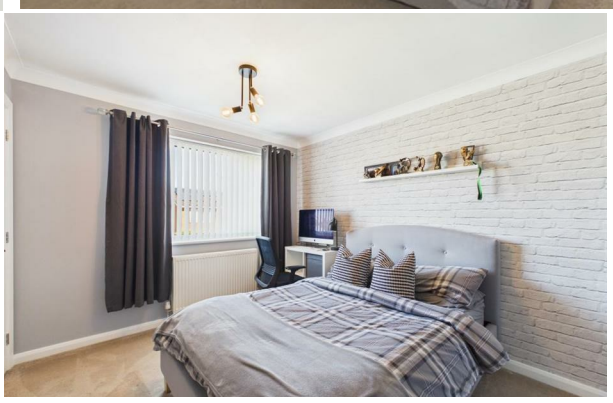
Bedroom Two
3.42 x 3.66 (11'2" x 12'0")

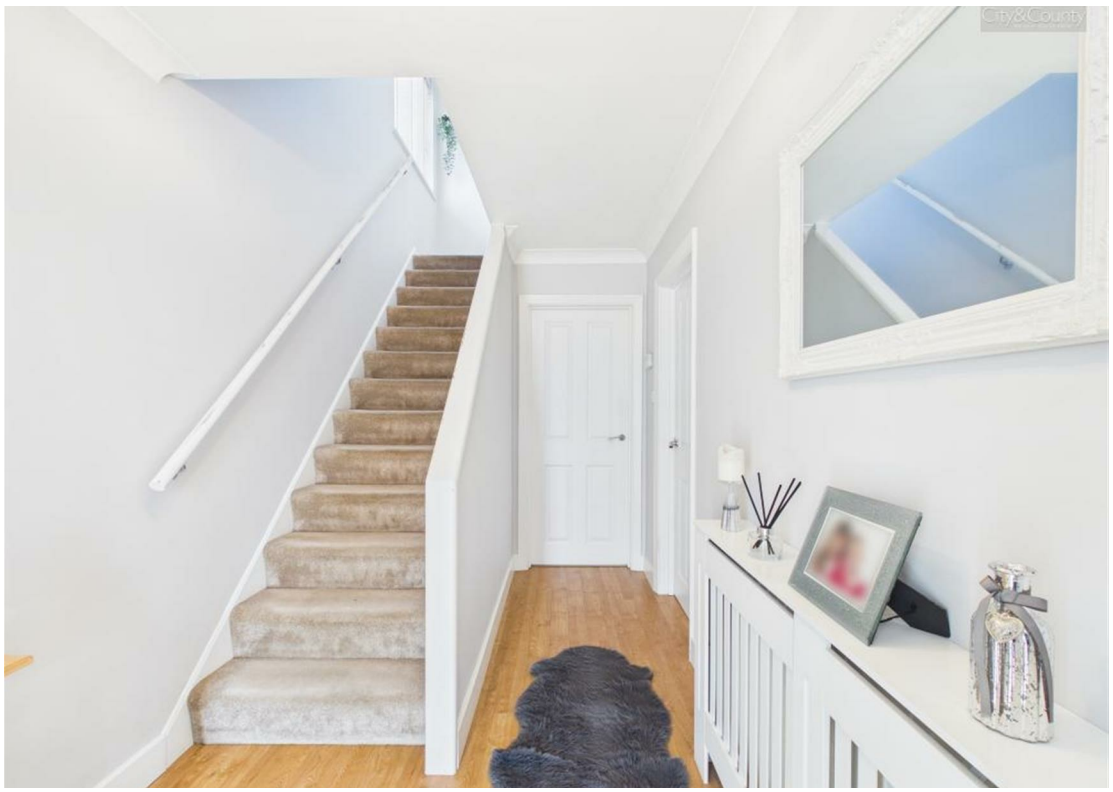
Bathroom
2.24 x 2.03 (7'4" x 6'7")

Bedroom Three
2.24 x 2.38 (7'4" x 7'9")









EPC - C
69/75

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible
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: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, 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.