



ENTRANCE HALL

LIVING ROOM

DINING ROOM

KITCHEN/BREAKFAST ROOM

STORE ROOM

REAR LOBBY

SHOWER ROOM

UTILITY AREA

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM

DOUBLE GARAGE



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

60 West Street
 Crowland, Peterborough, PE6 0ED
 £325,000



60 West Street Crowland, Peterborough PE6 0ED

An extended property benefitting from two reception rooms, two shower rooms, three bedrooms, a modern kitchen, a utility area and a double garage. Sitting on a generous plot with lots of potential (STP) close to the town centre, this offers a fantastic investment opportunity/long-term family home potential.

- NO FORWARD CHAIN
- PLOT POTENTIAL (STP)
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- TWO SHOWER ROOMS
- EXTENDED TO THE REAR
- CLOSE TO TOWN CENTRE
- DOUBLE GARAGE
- GATED SIDE ACCESS TO PLOT
- CALL 01733 303111 FOR A VIEWING

Viewings: By appointment
£325,000

ENTRANCE HALL

15'3" x 6'4"
UPVC double-glazed window and single door to front. Fitted carpet, stairs to the first floor, radiator, storage under stairs.

LIVING ROOM

14'7" into bay x 11'10"
UPVC double glazed bay window to front and single uPVC double glazed window to side. Fitted carpet, radiator, fireplace.

DINING ROOM

12" x 12'11"
UPVC double-glazed window to side and rear. Fitted carpet, radiator, fireplace.

KITCHEN/BREAKFAST ROOM

14'8" x 9'9"
UPVC double glazed window to side and uPVC double glazed door to side. Pantry/store space under stairs 8'7" x 5'5". The kitchen is fitted with a matching range of base and eye level units with fitted worktops, splashback tiles behind, fitted 1 1/2 bowl sink drainer, four ring gas hob with extractor over, built-in electric oven and grill at eye level

REAR LOBBY

UPVC double glazed door to side, vinyl flooring, storage space.

WET ROOM/SHOWER ROOM

7'4" x 5'1"
Three-piece suite with low-level WC, pedestal wash hand basin, both with half tiled splashback walls behind, electric shower fitted with fully tiled splashback wall behind, wet room floor, radiator.

UTILITY AREA

Obscure uPVC double glazed window to rear.

LANDING

Fitted carpet, airing cupboard, storage cupboard.

BEDROOM 1

12" x 9'8"
UPVC double-glazed window to side and rear. Fitted carpet, radiator.

BEDROOM 2

8'7" x 8'7"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 3

6'6" x 18'5"
UPVC double glazed window to front x2, fitted carpet, radiator, storage cupboard.

SHOWER ROOM

5" x 10'11"
Obscure uPVC double-glazed window to side. Three-piece suite with low-level WC, pedestal wash hand basin, shower cubicle, splashback tiles behind units, radiator.

OUTSIDE

Wrought iron double gates to the side of the property with block paving under, leading through to a large gravel area and ample off-road parking. The graveled area leads to a double;le brick built garage and detached single timber-built garage space. The garden is enclosed by timber fencing and benefits from a large lawn area with mature shrub borders.

DOUBLE GARAGE

Brick-built double garage with power and lighting connected. Up and over door to left side garage, electric up and over door to the right side.

SURROUNDING AREA

Crowland is a small town in the South Holland district of Lincolnshire situated 9.5 miles from the Cathedral City of Peterborough Railway Station and 10.6 miles from the market town of Spalding. Crowland contains two sites of historical interest, the ruined medieval Crowland Abbey and the 14th century three sided bridge, Trinity Bridge, which stands at its central point and used to be the confluence of three streams.

TENURE

Freehold.

SERVICES

Mains water, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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