



4 Reform Street  
Crowland PE6 0AN  
£199,995



**4 Reform Street  
Crowland PE6 0AN**

This charming and well presented town house is set on the edge of Crowland's conservation area and is a short walk away from the local facilities, civic amenities and historical features. Set over four floors the property has a quirky but spacious feel and has a versatile layout.

With gas radiator heating the accommodation comprises; Kitchen/Family Room with the stairs to the first floor. This room leads to an open plan Kitchen with access to a good size cellar.

The first floor landing leads to an open plan Lounge area and the Family Bathroom.

The second floor landing leads to two double Bedrooms.

Outside is a side and rear positioned enclosed Garden which is hard landscaped for easy maintenance and STP could allow off road parking .

Viewing is recommended to appreciate not only the uniqueness but the location of this period townhouse.

Tenure Freehold  
Council Tax B





**Family Room/Dining Room**  
12'2" x 11'6" (3.73m x 3.53)  
Stairs to the first floor with storage cupboard below, opening to

**Kitchen**  
12'2" x 8'2" (3.73m x 2.50m)  
Fitted with a base and eye level kitchen units, plumbing for a washing machine, door to the side garden, storage cupboard, access hatch to good size cellar.

**First Floor Landing Area**  
12'2" x 11'7" (3.73m x 3.55m)  
Fireplace feature, open plan aspect overlooking the stairs.

**Family Bathroom**

**Second Floor Landing**  
Doors to

**Bedroom 1**  
12'2" x 11'5" (3.73m x 3.49m)  
Fireplace feature.

**Bedroom 2**  
9'7" x 8'3" (2.94m x 2.53m)

**Outside**  
To the side of the property is a hard landscaped garden for easy maintenance and possible off road parking (STP)



## Floor Plan



## Viewing

Please contact our Crowland Office on 01733 259995  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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