



25 Peterborough Road  
Crowland PE6 0BB  
£165,000

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## 25 Peterborough Road Crowland PE6 0BB

Being sold with no onward chain 25 Peterborough Road is an ideal First Time Purchase or Investment property. Within walking distance to the Town Centre and its many amenities, public transport stops are nearby along with the A16 Peterborough/Spalding Road.

The property has gas radiator heating and comprises; Lounge with a period fireplace feature, separate Dining Room, fitted Kitchen with integrated appliances and a Bathroom.

The first floor Landing leads to two double Bedrooms.

Outside are Cottage Gardens to the front and rear of the property.

Viewing of this attractive period property is strongly recommended.

Tenure Freehold  
Council Tax A





Lounge  
12'8" x 11'10" (3.87m x 3.63m)  
Period fireplace feature.

Dining Room  
12'8" x 8'11" (3.87m x 2.72m)  
Period fireplace feature.

Kitchen Breakfast Room  
6'5" max x 10'0" max (1.98m max x 3.06m max )

'L' shape room. Fitted electric oven, integrated fridge and dishwasher. door to the rear Cottage Garden.



Bathroom

Landing  
Storage cupboard housing the gas boiler.

Bedroom 1  
12'7" x 11'10" (3.84m x 3.62m)  
Period fireplace feature

Bedroom 2  
9'8" x 8'9" (2.96m x 2.69m)

Outside  
To the front and rear of the property are cottage style gardens.



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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## Area Map



## Energy Efficiency Graph

