



4 Reform Street  
Crowland PE6 0AN

Offers in the region of £194,995



2



1



1



D

## 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)

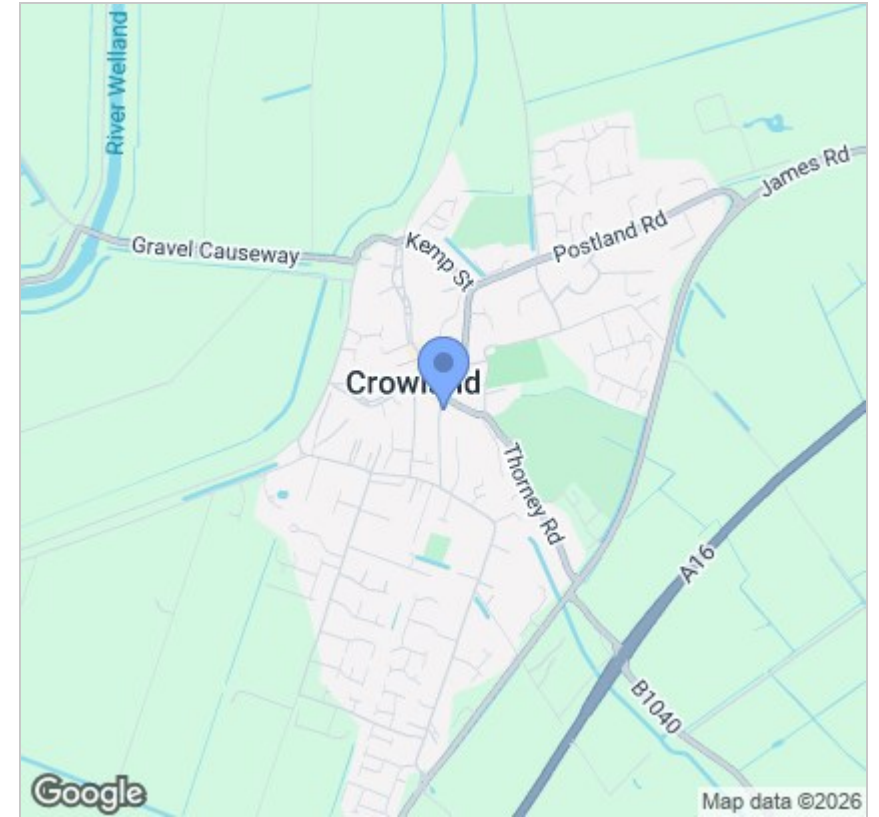
**Outside**  
To the side of the property is a hard landscaped garden for easy maintenance and possible off road parking (STP)



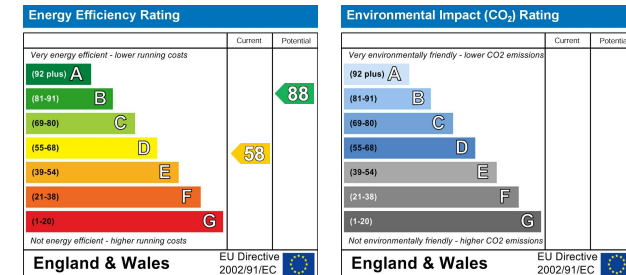
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.



9 North Street,  
Crowland, PE6 0EG  
T: 01733 259995  
E: crowland@firminandco.co.uk