

Broadway

Crowland, Peterborough, PE6 0BJ

£299,000 - Freehold, Tax Band - C

3 | | D

Floor Plan



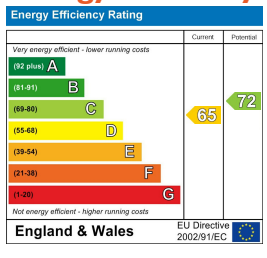
Area Map



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.

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Bungalow with Development Potential, Double Garage & Building Plot

A rare opportunity to acquire a bungalow requiring renovation, offering significant potential for refurbishment, redevelopment and further enhancement. *Probate has been granted.*

The property provides an excellent blank canvas for buyers looking to create a bespoke home, while the existing double garage offers further potential for conversion, subject to the necessary planning consents.
Of particular interest is the additional building plot, providing the potential for a separate dwelling or alternative development opportunity, subject to planning. Pre-planning discussions have already taken place, providing an initial indication of the potential for development.
The combination of the existing bungalow, substantial garage and additional plot makes this an exciting proposition for developers, investors, builders or private buyers looking for a project with scope to add considerable value.
Key features include:
• Bungalow requiring renovation
• Excellent scope for modernisation and extension, subject to planning
• Large double garage with potential for conversion, subject to consent
• Additional building plot
• Pre-planning discussions undertaken
• Significant development and investment potential
• Ideal project for developers, builders or owner-occupiers
Early viewing is highly recommended to appreciate the full potential of this unique opportunity.

Entrance Hall
3.88 x 1.15 (12'8" x 3'9")

Living Room
3.41 x 4.26 (11'2" x 13'11")

Kitchen Diner
2.23 x 7.41 (7'3" x 24'3")

Porch
2.56 x 2.28 (8'4" x 7'5")

Hallway

Master Bedroom
3.41 x 3.62 (11'2" x 11'10")

Bedroom Two
2.71 x 3.57 (8'10" x 11'8")

Bathroom
2.17 x 2.31 (7'1" x 7'6")

Bedroom Three
2.38 x 3.03 (7'9" x 9'11")

Garage
5.36 x 6.27 (17'7" x 20'6")

Workshop
5.07 x 2.55 (16'7" x 8'4")

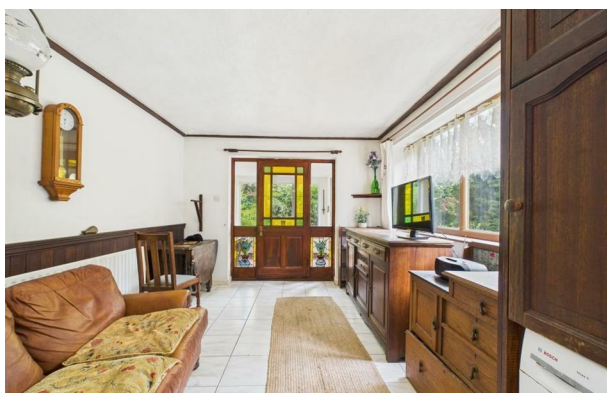
EPC - D
65/72

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living, Level Access Shower

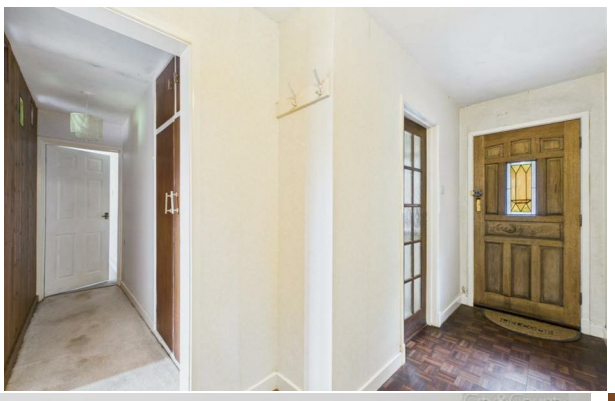


















Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: 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: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 66Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - 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.





