

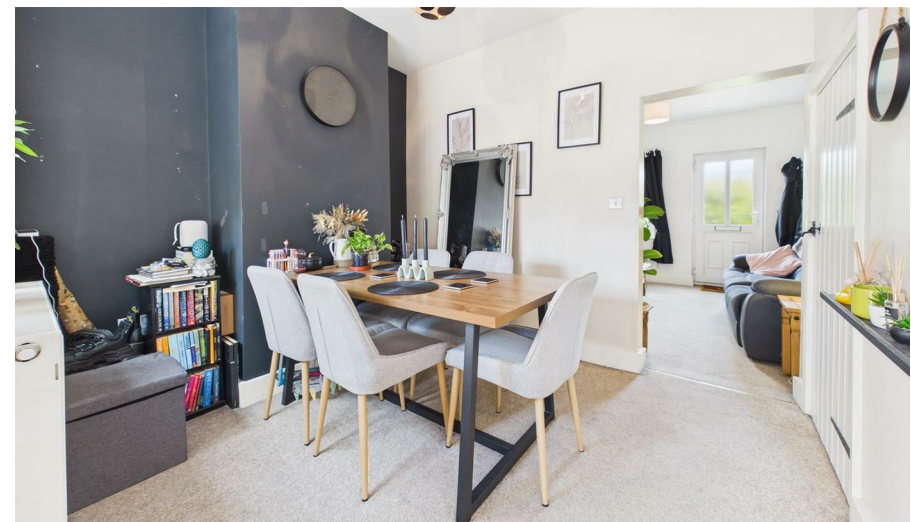
7 PETERBOROUGH ROAD, CROWLAND, PE6 0BB



£175,000 OFFERS IN EXCESS OF

"Two bedroom period property in peaceful location"

- TWO DOUBLE BEDROOMS
- PERIOD PROPERTY
- OFF ROAD PARKING TO REAR
- MODERN KITCHEN
- DOWNSTAIRS BATHROOM WITH SEPARATE CLOAKROOM
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- VIEWING RECOMMENDED
- GARDEN
- COUNCIL TAX BAND A / EPC ENERGY RATING C



PROPERTY HIGHLIGHTS

This charming two-bedroom terraced cottage would make an ideal first time purchase or investment opportunity.

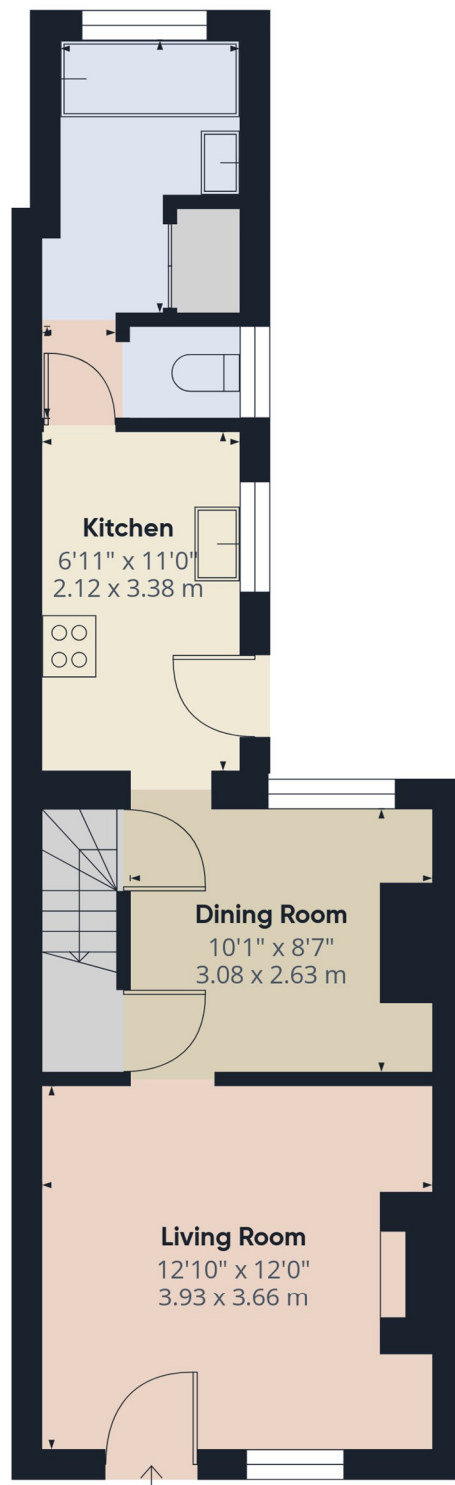
The accommodation briefly comprises an entrance into the lounge, featuring a characterful fireplace, which opens into the dining room. From here, a traditional latch door leads to the staircase rising to the first floor. The property also benefits from a modern kitchen, fitted with a ceramic sink and integrated appliances, along with a ground floor bathroom and separate WC.

Upstairs, there are two well-proportioned double bedrooms, with the principal bedroom enhanced by a wainscoted feature wall.

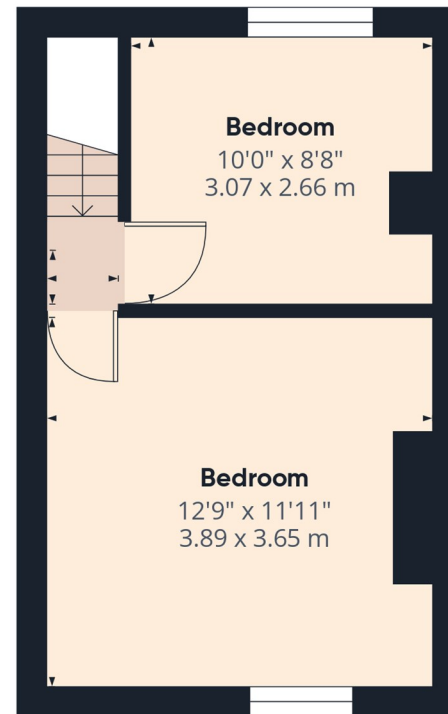
Externally, the property enjoys an enclosed rear garden with access to off road parking at the rear.



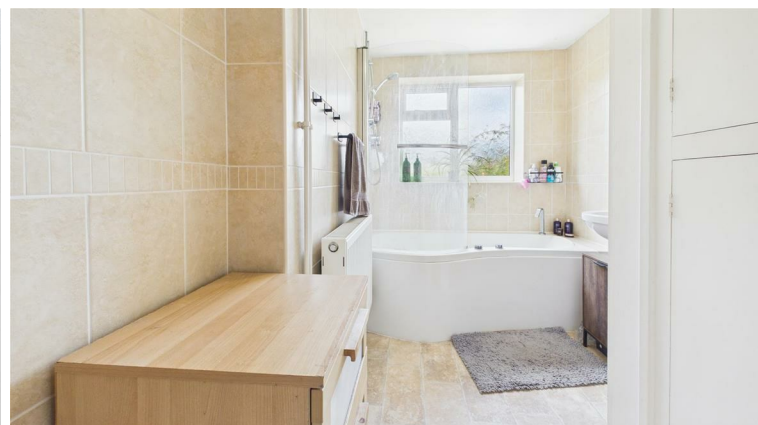
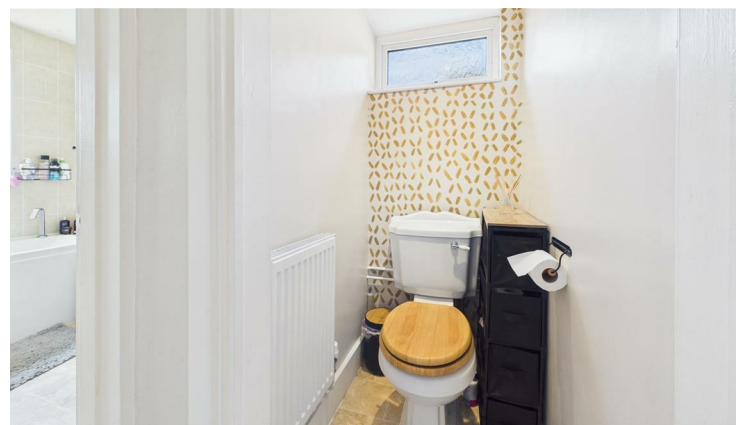
🛏 2 Bedrooms 🚿 1 Bathroom 🪑 2 Reception



Floor 0



Floor 1

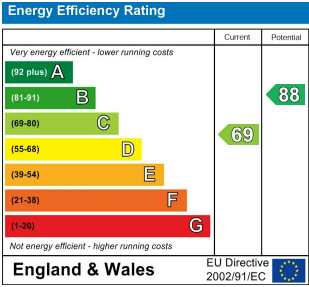


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: A

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30131556

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

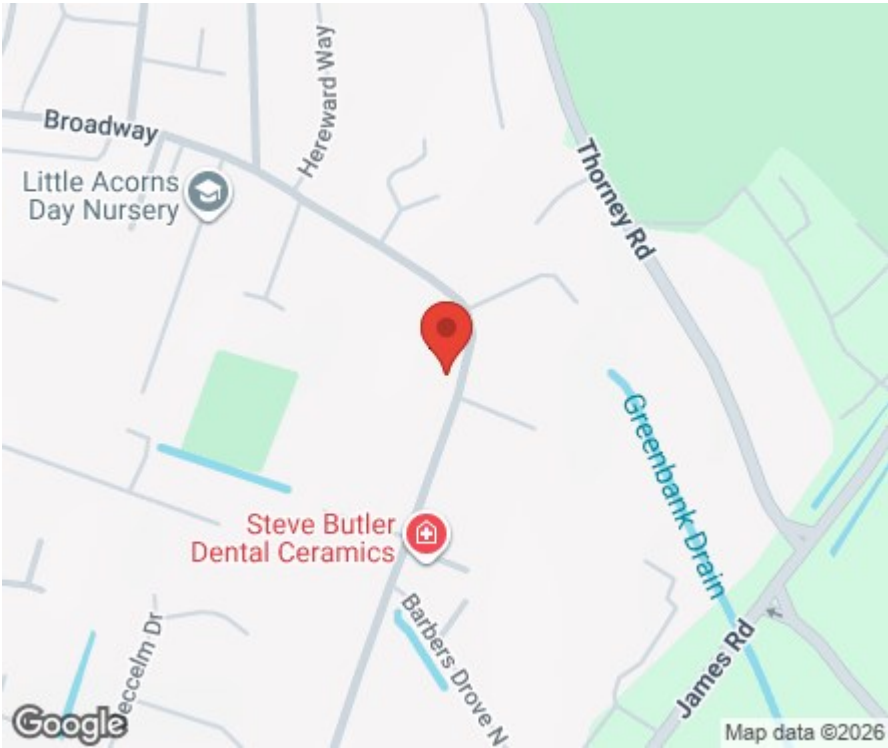
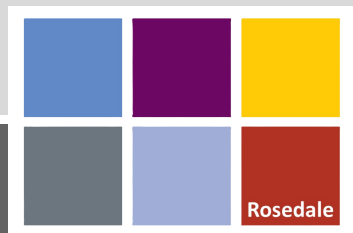
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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