

JOHN CASTLEY & Co.

CHARTERED SURVEYORS ❖ AUCTIONEERS ❖ VALUERS

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Photograph taken late Summer 2002

'WILMAR',

NORTH BANK,

CROWLAND.

PETERBOROUGH. PE6 0HG

- ❖ **A Detached 3 Bedroomed Bungalow with Oil C.H.**
- ❖ **Replacement Windows**
- ❖ **Outbuildings**
- ❖ **Occupancy Restriction**
- ❖ **PRICE : £125,000 – Freehold**

CROWLAND is situated about 8 miles north-east of Peterborough on the A1073. It is most famous for the Abbey and three-way bridge in the centre of the village both of which are outstanding architectural features, the Abbey being one of the major landmarks in the Fens. The community has grown over recent years with the new development resulting in the growth of local amenities. There are very good local shopping facilities, public library, primary school and a play area with boating and paddling pools. The River Welland, which runs to the north of the village, offers very good coarse fishing and boating. Peterborough and Spalding are both within easy reach and there is regular public transport to these centres.

THE PROPERTY is situated off North Bank on an unmade road on the north-eastern outskirts of the village. It comprises a Detached Bungalow with a Lounge/Dining Room and 3 Bedrooms. Central heating is oil fired and the windows are uPVC sealed units. There is a small range of Outbuildings comprising Store Sheds. There is an Agricultural Occupancy Restriction, the definition of which is set out overleaf. Underpinning has been carried out to remedy past structural movement.

FOR VIEWING CONTACT (01778) 343706

John Castley & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of John Castley & Co. has any authority to make or give representation or warranty whatsoever in relation to this property.