

A Detached Three Bedroom House on a Large Plot. Potential for Extension or Redevelopment (subject to obtaining all necessary consents)

**Guide Price = £100,000+**

### Tenure

Freehold

### Location

The property is situated in the residential area of Crowland close to local shops and restaurants and approximately 6 miles north of Peterborough town centre. The A1(M) motorway (junction 17) is easily accessible.

### Description

The property comprises a detached three bedroom house arranged over ground and first floors. The property is in need of complete refurbishment.

### Accommodation

The property has not been inspected by Sutton Kersh Binstock. All information has been supplied by the vendor.

### Ground Floor

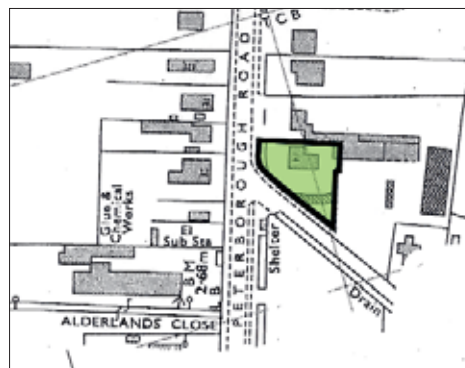
Two Reception Rooms  
Kitchen  
Utility Room

### First Floor

Three Bedrooms  
Bathroom with WC and wash basin

### Exterior

The property sits on a substantial plot.  
**Total Site Area 273 sq m (2938 sq ft)**



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