



23 Broad Close

PE1 5LU

£260,000



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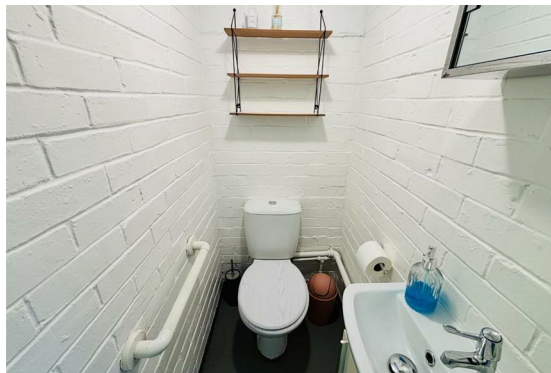
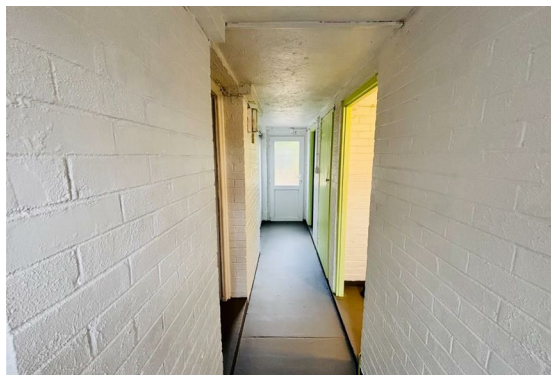
Located on the popular & quiet Broad Close. We are pleased to offer this ideal extended, 1,147 square foot three bedroom semi-detached family home in Peterborough. Situated close to schools, local amenities & having great links into the heart of the city. This is a beautiful flowing property & a fantastic opportunity to make a terrific home, either for a first time buyer or growing family.

Upon entering the property you'll be greeted by a good sized, light filled, entrance hall with staircase leading to the first floor. To the left, you'll find a generous sized living room with window facing the front of the property. Continuing on, you have a well presented, modern fitted kitchen/diner with plenty of natural light with French doors opening onto the garden space. leading back round you have a separate breakfast area, with built in storage cupboard. Finishing the ground floor you'll find a side extension leading from the kitchen giving access to the downstairs cloakroom, two store rooms & entrance way to the front & rear of the home. Upstairs, off the landing you have two double bedrooms with bedroom one benefitting from a storage cupboard, a good sized single & a three piece suite family bathroom.

To the rear of the property you'll find a large enclosed garden, laid to lawn with a patio area for all things entertainment & French door access into the kitchen/diner. To the front you have a small garden laid to lawn & the benefit of off road parking.

This is an ideal, well presented family home you do not want to miss!!

Tenure: Freehold
Council Tax Band: A





Entrance Hall:

Living Room:
10'9" x 18'11" (3.29m x 5.78m)

Kitchen/diner:
20'0" x 7'9" (6.12m x 2.38m)

Breakfast Area:
9'8" x 12'5" (max) (2.96m x 3.81m (max))



Store:

WC:

Store:

Landing:

Bedroom One:
12'1" x 8'11" (excluding door recess)
(3.69m x 2.73m (excluding door recess))



Bedroom Two:
10'6" x 10'10" (excluding door recess)
(3.22m x 3.31m (excluding door recess))

Bedroom Three:
6'10" x 5'10" (2.10m x 1.79m)

Bathroom:



Floor Plan



Viewing

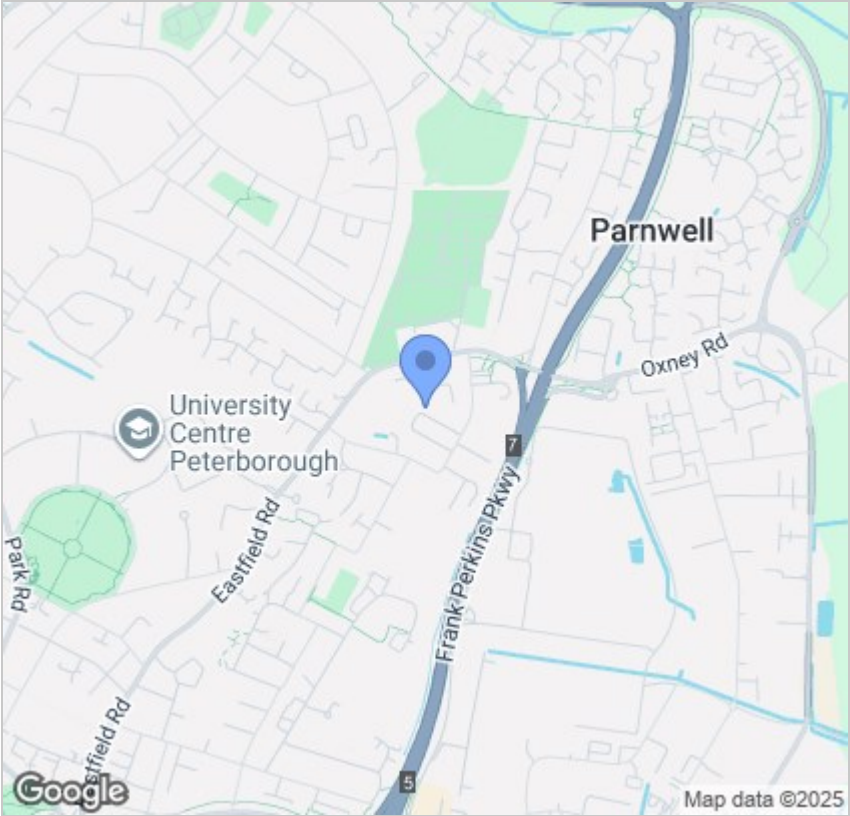
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

