



Broadway, Peterborough, PE1 4DG

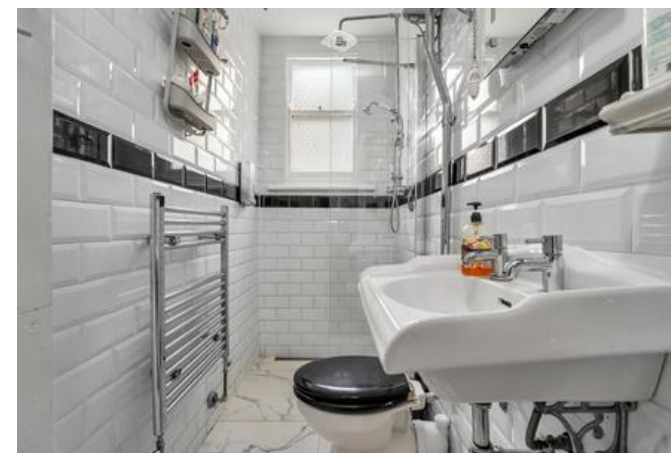
 **NEWTON FALLOWELL**

4 2 2

Key Features

- FOUR DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION
- CABIN IN GARDEN
- BEAUTIFULLY PRESENTED
- WALKING DISTANCE TO TRAIN STATION
- Walking distance to local amenities
- Walkign distance to primary and secondary education
- EPC - D
- Freehold

£450,000





This four bedroom property makes the perfect family home, within walking distance to the city centre and the city's train station all nestled on one of the most sought after streets in PE1. Now as you start looking through this family home you start in the entrance hall which walks you to the first of the two reception rooms being the sitting room and then you have the family room just after this first reception room. To the rear of this house, you have a fantastic sized kitchen/breakfast room with bifold doors to the landscaped rear garden which has to offer a cabin in the garden. Featuring a downstairs shower room. To the first floor you have four double bedrooms with a family bathroom this family home is the perfect balance of modern living in a character home. Viewings are highly recommended!!!

Entrance Hall

Sitting Room 4m x 4m (13ft x 13ft)

Family Room 4.3m x 3.5m (14ft x 11.5ft)

Kitchen/Breakfast Room 6.1m x 3.4m (20ft x 11ft)

Shower room

Utility 1.5m x 0.9m (5ft x 3ft)

Landing

Bedroom 1 4.9m x 4m (16ft x 13ft)

Bedroom 2 4.3m x 3.5m (14ft x 11.5ft)

Bedroom 3 3.7m x 3.4m (12ft x 11ft)

Bedroom 4 2.9m x 2.4m (9.5ft x 8ft)

Bathroom

GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Peterborough city council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.