



Broadway, Peterborough PE1 4DS

welcome to

Broadway, Peterborough

This wonderfully presented FIVE BEDROOM DETACHED HOME offers an amazing opportunity for a buyer of any standpoint, this lovely property compromises as follows as you the property you find a lovely ENTERANCE PORCH and ENTERANCE HALL downstairs you will find THREE RECEPTIONS ROOMS, a large CONSERVATORY a well presented and large KITCHEN and downstairs toilet. Upstairs you benefit from FIVE LARGE BEDROOMS upstairs benefits from a FAMILY BATHROOM as well as THREE ENSUITES, this wonderful property is sat upon a large plot of land providing an amazing opportunity for buyers, with ample parking on the DRIVEWAY you truly gain everything you need with this property,





Ground Floor



First Floor

Cloakroom

7' 8" x 3' 4" (2.34m x 1.02m)

Lounge

15' 2" x 12' 9" (4.62m x 3.89m)

Dining Room

15' 4" x 10' 3" (4.67m x 3.12m)

Reception Room

15' 9" x 12' 4" (4.80m x 3.76m)

Kitchen

13' 10" x 12' 3" (4.22m x 3.73m)

Utility Room

11' 2" x 7' 7" (3.40m x 2.31m)

Conservatory

20' 4" x 15' 7" (6.20m x 4.75m)

First Floor And Landing

Bedroom One

14' 9" x 13' 2" (4.50m x 4.01m)

En-Suite

Bedroom Two

12' 4" x 9' 9" (3.76m x 2.97m)

Bedroom Three

12' 8" x 12' (3.86m x 3.66m)

En-Suite

Bedroom Four

17' 5" x 10' 8" (5.31m x 3.25m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- FIVE BEDROOMS
- DETACHED
- THREE RECEPTION ROOMS
- LARGE GARDEN
- DRIVEWAY

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in the region of

£650,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122513



Property Ref:
PCG122513 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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