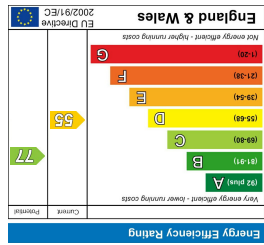


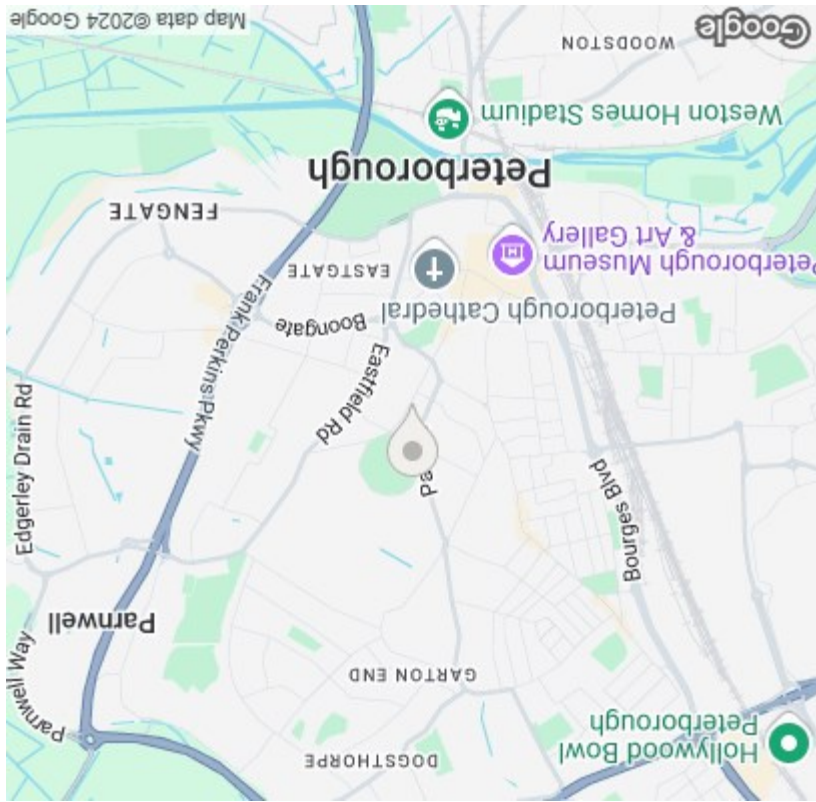
Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



Broadway

Peterborough, PE1 4DG

Guide Price £430,000 - Freehold , Tax Band - D



Broadway

Peterborough, PE1 4DG

Guide Price £430,000 - £450,000

Welcome to this charming four-bedroom semi-detached house located in the picturesque Broadway, Peterborough. This property boasts character with original features, making it a truly unique find in the area.

Upon entering, you are greeted by two spacious reception rooms that offer a versatile living space for entertaining or relaxing with family. The property also includes two modern bathrooms, ensuring convenience for all residents. One of the highlights of this home is the beautifully presented kitchen breakfast room. The high gloss kitchen units and integrated appliances add a touch of luxury, while the bi-folding doors lead out to a patio area, perfect for enjoying your morning coffee or hosting summer barbecues. Outside, the private rear garden provides a peaceful retreat, with a well-maintained lawn ideal for outdoor activities. Additionally, the property features a timber cabin that can be utilised as a home office, offering a separate space to work from home comfortably. Don't miss the opportunity to own this delightful property that seamlessly combines character with modern amenities. Contact us today to arrange a viewing and envision the lifestyle this home has to offer.

Entrance Porch
4'1" x 4'7"

Entrance Hall
23'5" x 6'1"

Living Room
15'7" x 13'0"

Dining Room
14'4" x 11'6"

Utility Room
3'4" x 4'9"

Hallway
7'4" x 3'2"

Bathroom
3'8" x 7'10"

Kitchen/Breakfast Room
20'0" x 11'5"

Landing
16'6" x 2'9"

Master Bedroom
15'8" x 18'0"



Bedroom Two
14'5" x 11'5"

Bathroom
5'8" x 8'1"

Bedroom Three
11'10" x 11'8"

Bedroom Four
9'8" x 8'1"

Log Cabin
11'7" x 15'6"

EPC
D - 55/77

Tenure
Freehold

IMPORTANT LEGAL INFORMATION
Material Information

Property construction: Standard
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Heating features:
Broadband: up to 1000Mbps
Mobile: EE - Excellent, O2 - Excellent, Three - Excellent, Vodafone - Excellent

Parking: On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

