



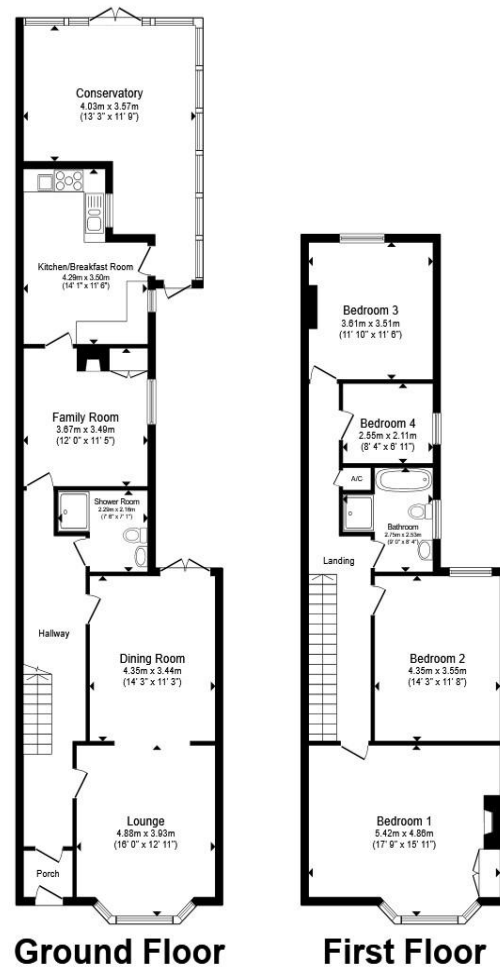
**Broadway, Peterborough PE1 4DG**

welcome to

## Broadway, Peterborough

Situated in the heart of Peterborough, this substantial four-bedroom period home presents a rare opportunity to acquire an exceptionally spacious property full of charm, character and potential. Located within a sought-after conservation area, Broadway offers an abundance of original features, impressive high ceilings and generous living accommodation throughout, making it an ideal forever family home. The property boasts four versatile reception rooms, providing excellent space for both entertaining and everyday family living, alongside a bright conservatory overlooking the rear aspect. The spacious layout continues with a convenient downstairs shower room and an upstairs four-piece family bathroom serving the four well-proportioned bedrooms. Retaining plenty of period character, this home offers the perfect canvas for buyers looking to put their own stamp on a property and create something truly special. With its combination of size, location and potential, this is a fantastic opportunity not to be missed. Conveniently positioned close to local amenities, transport links and Peterborough city centre, this distinctive home offers both practicality and lifestyle appeal in equal measure.





Total floor area 184.6 m<sup>2</sup> (1,987 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

welcome to

## Broadway, Peterborough

- Exceptionally spacious four-bedroom period property
- Three generous reception rooms
- Conservatory providing additional living space
- Downstairs shower room
- Upstairs four-piece family bathroom

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers over

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG123660](http://williamhbrown.co.uk/Property/PCG123660)



Property Ref:  
PCG123660 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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