



Broadway
Peterborough, PE1 4DG

Offers In Excess Of £400,000 - Freehold , Tax Band - D

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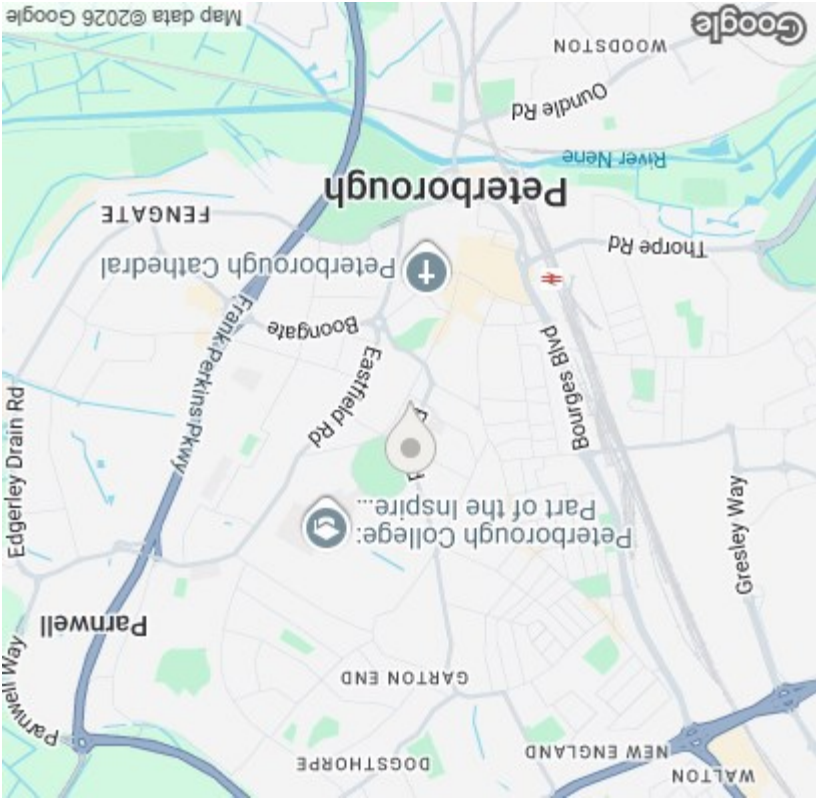
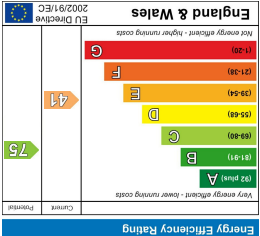
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

Disclaimer 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 guarantees. 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.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Broadway

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A stunning Edwardian home offering generous and versatile accommodation throughout, situated in the highly sought-after Broadway area and just a short walk from Peterborough train station with direct links to London Kings Cross. Beautifully presented having undergone a scheme of improvements by the current owners, this deceptively spacious property also benefits from a generous, private rear garden, and is offered to the market priced to sell.

Set within the highly sought-after Broadway area, just moments from Peterborough City Centre, this stunning Edwardian home is brimming with period character and charm throughout, and is offered to the market priced to sell. The current owners have thoughtfully carried out a scheme of improvements during their tenure, ensuring the property is ready to be enjoyed from day one while still retaining the timeless features that make homes of this era so desirable. Upon entering, you are welcomed by a charming entrance porch, leading through to a generous entrance hall that sets the tone for the accommodation beyond, with the staircase rising to the first floor. To the front of the property sits a beautifully proportioned lounge, offering a wonderful space to relax, whilst a separate living room provides further reception space, ideal for entertaining or unwinding after a busy day. A convenient hallway with an adjoining shower room adds practicality to the ground floor layout. The dining room forms a lovely central hub to the home, flowing seamlessly through to the fitted kitchen, complete with ample worktop and storage space. From here, a further conservatory area leads out to the delightful main conservatory, flooded with natural light and offering a peaceful spot to enjoy views over the garden throughout the year. Heading upstairs to the first floor, a bright and airy landing, complete with a useful hallway, provides access to all principal rooms. Bedroom Three sits to the front of the property, a well-proportioned double room full of character, whilst Bedroom Four is currently arranged as a stylish dressing room, though would equally suit use as a child's bedroom, home office, or nursery. A modern family bathroom serves this floor, positioned centrally for convenience. To the rear, Bedroom Two enjoys a peaceful outlook over the garden, whilst the impressive Master Bedroom offers a wonderfully spacious retreat, generous enough to accommodate a range of furniture and finished with the elegant proportions typical of Edwardian design. Outside, the rear garden is a particular highlight, generously sized and offering excellent privacy, mainly laid to lawn with a low-maintenance patio area perfect for outdoor dining and entertaining during the warmer months. This exceptional home is also perfectly placed for commuters, sitting just a short walk from the train station, which offers direct links to London Kings Cross, making it an ideal choice for those needing regular access to the capital while still enjoying the charm and community feel of this popular residential area. An early viewing is highly recommended to fully appreciate everything this beautiful period home has to offer.

Entrance Porch
1.35 x 1.22 (4'5" x 4'0")

Entrance Hall
1.73 x 7.10 (5'8" x 23'3")

Lounge
3.92 x 3.92 (12'10" x 12'10")

Living Room
3.58 x 4.34 (11'8" x 14'2")

Hallway
1.03 x 2.25 (3'4" x 7'4")

Shower Room
1.43 x 2.29 (4'8" x 7'6")

Dining Room
3.52 x 3.12 (11'6" x 10'2")



Kitchen
3.52 x 3.12 (11'6" x 10'2")

Conservatory
1.58 x 3.22 (5'2" x 10'6")

Conservatory
3.90 x 3.61 (12'9" x 11'10")

Landing
1.74 x 5.33 (5'8" x 17'5")

Master Bedroom
5.40 x 3.95 (17'8" x 12'11")

Bedroom Two
3.51 x 4.35 (11'6" x 14'3")

Bathroom
1.64 x 2.74 (5'4" x 8'11")

Hallway
0.85 x 4.10 (2'9" x 13'5")

Bedroom Three
3.49 x 3.54 (11'5" x 11'7")

Bedroom Four
2.41 x 2.08 (7'10" x 6'9")

EPC - E
41/75

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Street Parking Permit Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide

