Broadway

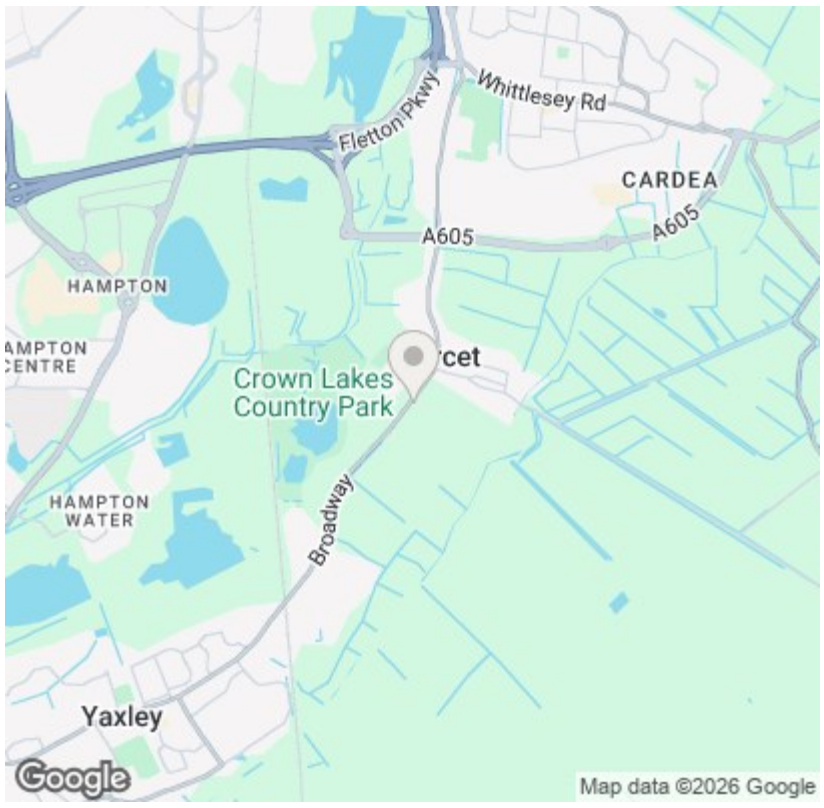
Farcet, Peterborough, PE7 3AY

Offers In Excess Of £230,000 - Freehold, Tax Band - A

2 | | D

Floor Plan

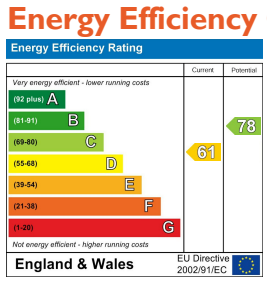
Area Map



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



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 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 licencing 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.

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This beautifully presented two bedroom end terrace home offers a fantastic combination of character, practicality and generous outdoor space, making it an excellent choice for first time buyers or those looking to downsize. The property benefits from two reception rooms, a fitted kitchen, separate utility room and downstairs cloakroom, while upstairs are two well-proportioned bedrooms and a stunning four-piece family bathroom. Externally, there is a driveway providing parking for two cars, together with a particularly impressive long enclosed rear garden featuring dedicated entertaining areas and attractive field views beyond.

Entering through the entrance porch, the property flows into a welcoming living room which provides a comfortable principal reception space, with the adjoining dining room offering an excellent second reception area ideal for entertaining or family dining. From here, the kitchen is positioned towards the rear of the ground floor and provides access through to a useful utility room and downstairs cloakroom. To the first floor, the landing gives access to two well-sized bedrooms, with the master bedroom positioned to the rear and benefiting from the outlook across the surrounding countryside. The beautifully appointed four-piece family bathroom which has underfloor heatung, provides a bath, separate shower, wash hand basin and WC. Outside, the property continues to impress with a driveway for two vehicles to the front, whilst the rear garden extends a considerable distance and has been arranged with various areas ideal for outdoor dining and entertaining, with the open field views creating a particularly attractive backdrop.

Entrance Porch
1.08 x 1.03 (3'6" x 3'4")

Living Room
3.70 x 3.71 (12'1" x 12'2")

Dining Room
3.63 x 4.61 (11'10" x 15'1")

Kitchen
2.30 x 2.97 (7'6" x 9'8")

Utility Room
1.60 x 2.32 (5'2" x 7'7")

WC
0.61 x 1.43 (2'0" x 4'8")

Landing
0/.94 x 0.83 (0'0"/.308'4" x 2'8")

Master Bedroom
3.71 x 3.64 (12'2" x 11'11")

Bathroom
2.40 x 3.06 (7'10" x 10'0")

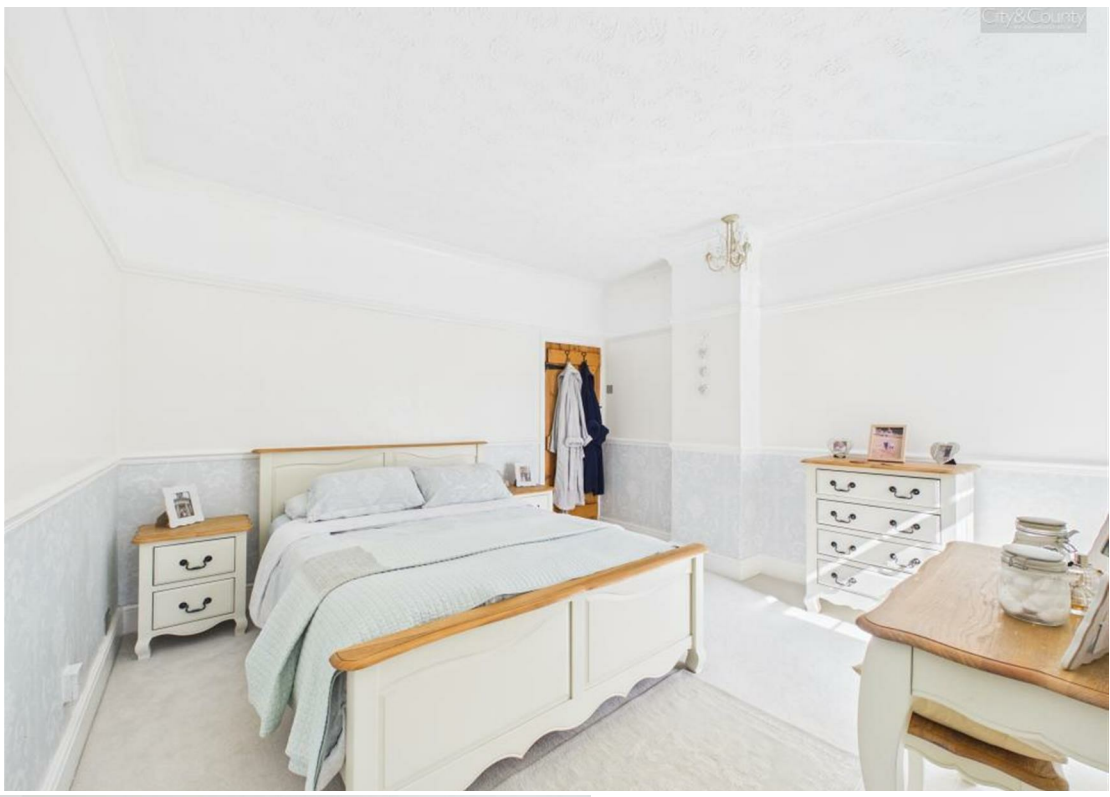
Bedroom Two
3.67 x 3.64 (12'0" x 11'11")

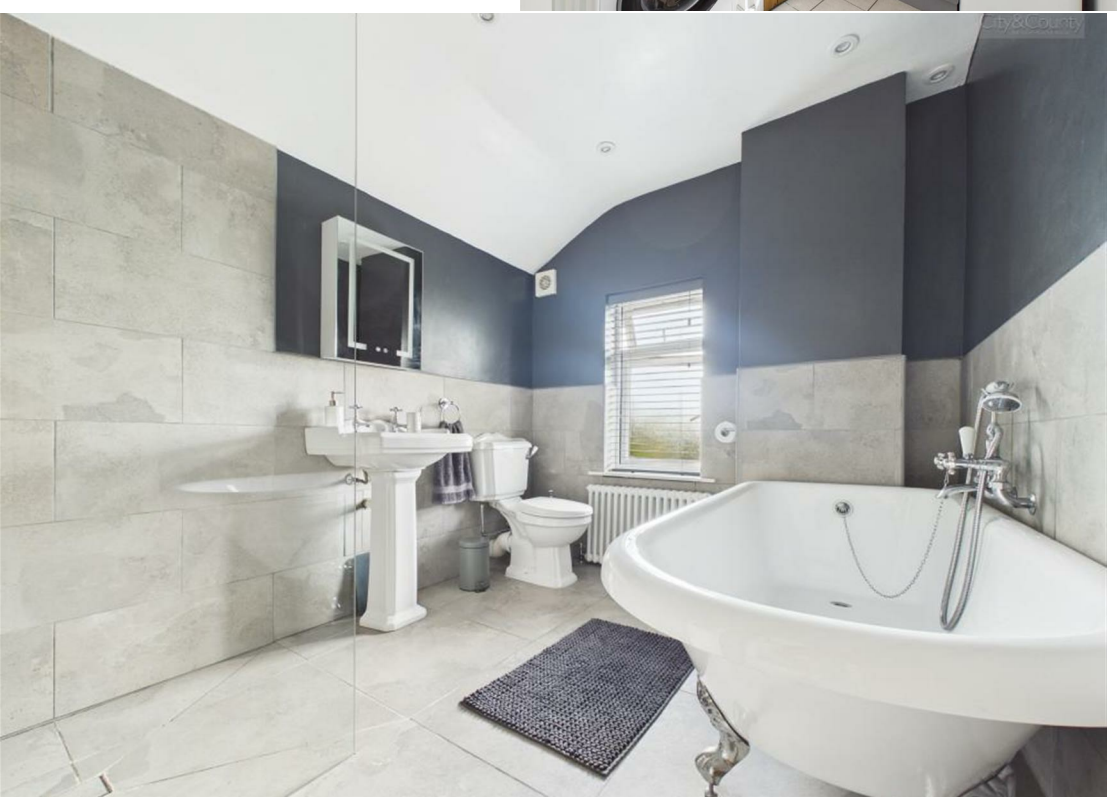
Garden Shed
4.39 x 6.03 (14'4" x 19'9")

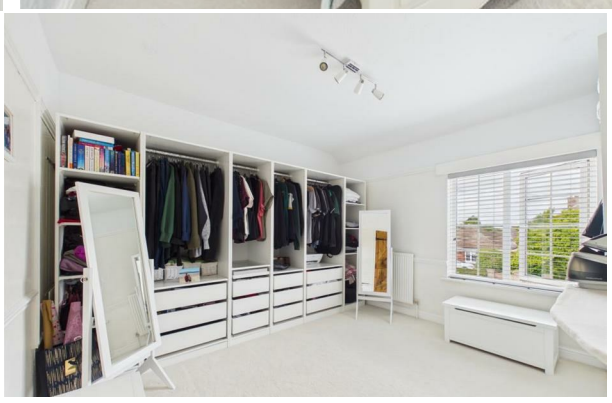
EPC - D
61/78

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wet Room
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: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, Three - Great, Vodafone - Great

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 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.