

215A Broadway

PE1 4DS

£380,000



## 215A Broadway

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Offering no upward chain and in need of improvement is this, spacious extended detached family home located in an ideal position on Broadway Peterborough. Ideally placed for local schools and within walking distance of the City Centre, and Central Park, and in brief the property.

From the front, into a good size hallway with stairs leading to the first floor. to the front, door into a generous lounge space with dual aspect windows to both front & side, timber surround fireplace with marble inset and hearth and with built-in coal-effect gas fire. Kitchen off the hall comprises an ample range of wall & floor level units with fitted worktop surfaces, in addition there is a double oven with four ring fitted gas hob, plumbing & space available for washing machine from here, glazed folding doors lead to the dining room with, double glazed bay window to the rear, with sliding patio doors to the side providing access into the rear garden. Other side of the hall, access into a bedroom or another reception room and benefits from a window to the rear aspect, wash hand-basin with tiled splash back. Finishing off the ground floor accommodation is a three piece shower room with, fitted shower cubicle, vanity wash hand unit and a close-coupled WC.

On the first floor, doors leading off leading to three bedrooms and a three piece family bathroom.

Outside, to the front, graveled driveway providing parking for several vehicles and leads to a single garage with power & light connected. To the rear, an enclosed rear garden with a paved patio area with flower & shrub borders, greenhouse, and a courtesy door leading into the rear of the garage.

Tenure: Freehold  
Council Tax Band: E





**Entrance Hall:**

**Lounge:**

15'4" max x 16'6" max (4.68m max x 5.03m max )

**Kitchen/Breakfast Room:**

12'10" x 13'0" (3.93m x 3.98m)

**Dining Room:**

13'5" x 13'5" (4.10m x 4.10m)

**Bedroom 2:**

12'11" x 12'3" (3.96m x 3.74m)

**Downstairs Shower Room:**

**First Floor & Landing:**

**Bedroom 1:**

13'5" x 13'5" (4.11m x 4.11m )

**Bedroom 3:**

12'1" max x 9'11" max (3.69m max x 3.04m max)

**Bedroom 4:**

6'2" x 8'4" (1.90m x 2.55m)

**Bathroom:**

6'5" x 11'10" (1.96m x 3.63m)

**Garage:**

22'6" x 9'3" max (6.86m x 2.82m max)



Floor Plan



Viewing

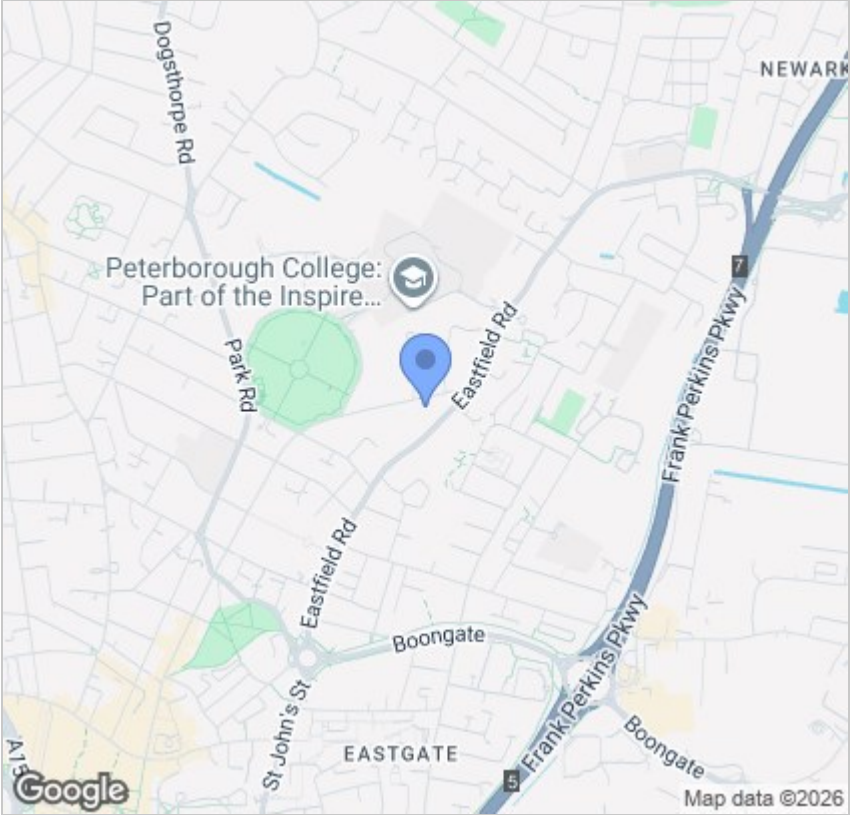
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

