







## 148 Broadway, Peterborough PE1 4DG



\*\*\* BEAUTIFULLY PRESENTED FAMILY HOME WITH FANTASTIC CHARACTER \*\*\* "Guide price £500,000 - £530,000. Located on one of the most sought-after streets in PE1, this wonderful period home is close to the Green Flag Award-winning Central Park, the city centre and train station. With Minton tiled flooring, bay windows and high ceilings, this spacious home exudes character and charm. Featuring a living room, spacious 26.5ft long (approx) kitchen/diner, additional reception room, sizeable garden room with gable window and French doors out to the garden, utility room and shower room. Upstairs houses 5 bedrooms (including 3 doubles) and a family bathroom. EPC Energy Rating - D/Council Tax Band - E ".

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#### **ENTRANCE**

and stairs to first floor.

#### **KITCHEN/ DINER**

11' 8" (3.56m) 14' 8"(into bay) x 26' 5" RECEPTION ROOM (4.47m x8.05m)(approx) Fitted with a range 14' 2" x 12' 9" (4.32m x 3.89m) (approx) of base and eye level units with work UPVC double glazed Window to rear and surfaces, sink units with mixer tap, Rangemaster double oven with induction hob, integrated dishwasher and fridge, space for freestanding fridge/ freezer and radiator. UPVC double glazed bay window to side, window to garden room and door to side.

#### **GARDEN ROOM**

12' 5"(min) (3.78m) 26' 6"(max) x 16' 3" (8.08m x 4.95m) (approx) French doors to side, French door to rear, UPVC double glazed windows to side and rear. Three radiators with separate hive heating zone. Two velux windows.

#### LIVING ROOM

Door to front, understairs cupboard, radiator 12' 7"(min)(3.84m) 15' 6"(max) x 14' 0" ( 4.72m x4.27m) (approx) UPVC double glazed bay window to front and radiator.

radiator.

#### SHOWER ROOM

5' 7" x 5' 3" (1.70m x 1.60m) (approx) Fitted with a three piece suite comprising of low level W/C, wash hand basin, shower cubicle and heated towel rail. UPVC double glazed window to side.

#### UTILITY ROOM

8' 1" x 4' 4" (2.46m x 1.32m) (approx) Fitted with a sink unit, space for a washing machine and dryer. UPVC double glazed window to side.

#### FIRST FLOOR LANDING

UPVC double glazed window to side, 7' 9" x 11' 7" (2.36m x 3.53m) (approx) cupboard, loft access where boiler is UPVC double glazed window to rear and located. radiator.

#### **BEDROOM 1**

14' 2" (into wardrobe) (4.32m) 12' 2(min)" x 7' 6" x 8' 0" (2.29m x 2.44m) (approx) Fitted 12' 7" (3.71m x 3.84m) (approx) UPVC with four piece suite comprising low level double glazed window to rear, radiator and W/C, wash hand basin, bath, shower wash hand basin. cubicle with power shower and heated towel rail. UPVC double glazed window to side.

#### **BEDROOM 2**

12' 1" x 12' 7" (3.68m x 3.84m) (approx)UPVC double glazed window to front and radiator.

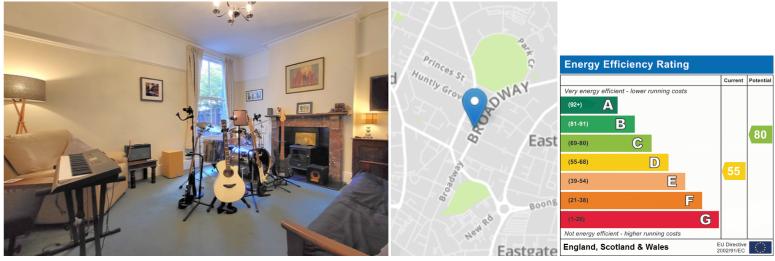
The front has a driveway. The rear of the property has fencing, laid to lawn, side gate **STUDY / BEDROOM 5** access, garden shed, paved patio area and 5' 7" x 12' 7" (1.70m x 3.84m) mature shrubs. There is outdoor power (approx)UPVC double glazed window to socket and two outside taps. front and radiator.

#### **BEDROOM 3**

The floorplan is for illustrative purposes 11' 0"(min) (3.35m) 13' 1"(max) x 11' 7" only. Fixtures and fittings do not represent (3.99m x3.53m) (approx) UPVC double the current state of the property. Not to glazed window to side, radiator and door scale and is meant as a guide only. to:-



isting or future defects relating to any property. Any plans shown are not to scale and are meant as a guide on



#### **BEDROOM 4**

#### BATHROOM

#### OUTSIDE

#### AGENT NOTES

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