



**148 Broadway, Peterborough PE1 4DG**

**£500,000**



\*\*\* 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".

### ENTRANCE

Door to front, understairs cupboard, radiator and stairs to first floor.

### KITCHEN/ DINER

11' 8" (3.56m) 14' 8"(into bay) x 26' 5" (4.47m x8.05m)(approx) Fitted with a range of base and eye level units with work 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

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.

### RECEPTION ROOM

14' 2" x 12' 9" (4.32m x 3.89m) (approx) UPVC double glazed Window to rear and 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, cupboard, loft access where boiler is located.

### BEDROOM 1

14' 2" (into wardrobe) (4.32m) 12' 2(min)" x 12' 7" (3.71m x 3.84m) (approx) UPVC double glazed window to rear, radiator and wash hand basin.

### BEDROOM 2

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

### STUDY / BEDROOM 5

5' 7" x 12' 7" (1.70m x 3.84m) (approx)UPVC double glazed window to front and radiator.

### BEDROOM 3

11' 0"(min) (3.35m) 13' 1"(max) x 11' 7" (3.99m x3.53m) (approx) UPVC double glazed window to side, radiator and door to:-

### BEDROOM 4

7' 9" x 11' 7" (2.36m x 3.53m) (approx) UPVC double glazed window to rear and radiator.

### BATHROOM

7' 6" x 8' 0" (2.29m x 2.44m) (approx) Fitted with four piece suite comprising low level W/C, wash hand basin, bath, shower cubicle with power shower and heated towel rail. UPVC double glazed window to side.

### OUTSIDE

The front has a driveway. The rear of the property has fencing, laid to lawn, side gate access, garden shed, paved patio area and mature shrubs. There is outdoor power socket and two outside taps.

### AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

