



132 Broadway, Peterborough, Peterborough PE1 4DG

£450,000



\*\*\* BEAUTIFULLY PRESENTED 4 BEDROOM VICTORIAN HOME \*\*\* With a fantastic amount of character and on one of the most sought after streets in PE1, this 4 bedroom semi detached home is within walking distance to the city centre. Featuring high ceilings, a cabin in the garden, 2 reception rooms and a kitchen/diner with bifold doors to the garden, 4 bedrooms upstairs and a bathroom/shower room located both on the ground floor and first floor. This property truly is a great mix of modern design in a character home. Viewings are highly recommended, once it's gone, it's gone! EPC Energy Rating - D / Council Tax Band - D".

**PORCH**

**ENTRANCE HALL**

Door to front, understairs storage , radiator, restored original flooring and stairs to first floor.

**RECEPTION ROOM 1**

12' 9" x 12' 9" (3.89m x 3.89m) (approx) Double glazed bay window to front aspect, double radiator and feature fireplace with surround.

**RECEPTION ROOM 2**

14' 4" x 11' 5" (4.37m x 3.48m) (approx) Sash window to rear aspect, fire place, picture rail and radiator.

**KITCHEN / DINER**

20' 1" x 11' 4" (6.12m x 3.45m) (approx) Refitted with a range of base and eye level units with worktops over, island with granite worktop, additional seating, integrated induction hob, with extra fan over, eye level oven, microwave, space for a wine cooler, integrated fridge/ freezer and dishwasher. Two featured radiators, restored back to brick feature wall, sash windows to side aspect and Bi folding doors to garden.

**UTILTY**

4' 8" x 3' 3" (1.42m x 0.99m) (approx) Plumbing for a washing machine and tiled flooring.

**SHOWER ROOM**

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, shower, under floor heating, tiled walls , heated towel rail and tiled flooring. Window to side aspect.

**LANDING**

Loft access, built in storage cupboard.

**BEDROOM 1**

16' 1" x 12' 8" (4.90m x 3.86m) (approx) double glazed bay window to front aspect, sash window to front aspect, picture rail, feature fireplace and radiator.

**BEDROOM 2**

14' 4" x 11' 5" (4.37m x 3.48m) (approx) Sash window to rear aspect, airing cupboard with boiler enclosed and radiator.

**BEDROOM 3**

11' 9" x 11' 3" (3.58m x 3.43m) (approx) Sash window to rear aspect, feature fire place and radiator.

**BEDROOM 4**

9' 6" x 8' 1" (2.90m x 2.46m) (approx) Sash window to side aspect and radiator.

**BATHROOM**

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin , free standing clawfoot bath, and partly tiled walls. Sash window to side aspect.

**OUTSIDE**

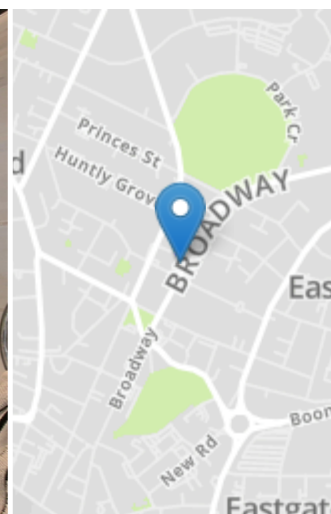
The rear of the property has raised patio area, mature shrubs, stepping stones and planted borders.

**GARDEN CABIN**

15' 5" x 11' 5" (4.70m x 3.48m) (approx) Solid fuel burner, fitted with power and light.

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		77	55