



3 School Road, Broughton, PE28 3AT





Asking Price: £280,000

Freehold

School Road, Broughton, PE28 3AT

- Generous South Facing Garden
- Quiet Village Location
- Off-Road Parking
- Spacious Kitchen/Diner
- Three Generous Bedrooms
- Close to Huntingdon for Amenities/Transport Links
- Two Reception Rooms
- Potential to Extend (STPP)
- Freehold
- Energy Rating: TBC

Situated in the popular village of Broughton, this three-bedroom semi-detached home offers a great opportunity for buyers looking for a property with plenty of space, a generous garden and scope to make it their own.

The ground floor provides a practical layout, with a welcoming entrance hall leading into the property, a good-sized living room and a kitchen/diner providing a useful space. There is also a pantry, a shower room and ample storage throughout the ground floor.

Upstairs are three bedrooms together with a separate WC, offering comfortable accommodation for families, first-time buyers or those looking for additional bedroom space.

Outside, the generous rear garden is a particular highlight, providing plenty of space for entertaining, gardening, children to play or simply enjoying the outdoors. There is also off-road parking to the front.

For buyers looking for the opportunity to create additional accommodation, the property also offers potential to extend, subject to the necessary planning permissions and consents. This home is an ideal opportunity for someone wanting to improve a home gradually and add their own style and finishes.

Broughton is a popular village within easy reach of Huntingdon, offering a quieter setting while remaining conveniently positioned for local amenities, schools, leisure facilities and everyday services. Huntingdon also provides excellent transport connections, with access to the A14 and wider road network.



Accommodation

Entrance Hall

Living Room

15'1" x 11'6" (4.6m x 3.5m).

Kitchen/Diner

12' x 9'11" (3.66m x 3.02m).

Bathroom

6'7" x 6'3" (2m x 1.9m).

Landing

6'2" x 2'7" (1.88m x 0.79m).

Bedroom One

12'6" x 11'5" (3.8m x 3.48m).

Bedroom Two

12' x 10' (3.66m x 3.05m).

Bedroom Three

9'11" x 8'10" (3.02m x 2.7m).

WC

5'1" x 2'10" (1.55m x 0.86m).

Front and Rear Gardens

Off-Road Parking

Huntingdon District Council

Council Tax Band: B

Draft details subject to approval



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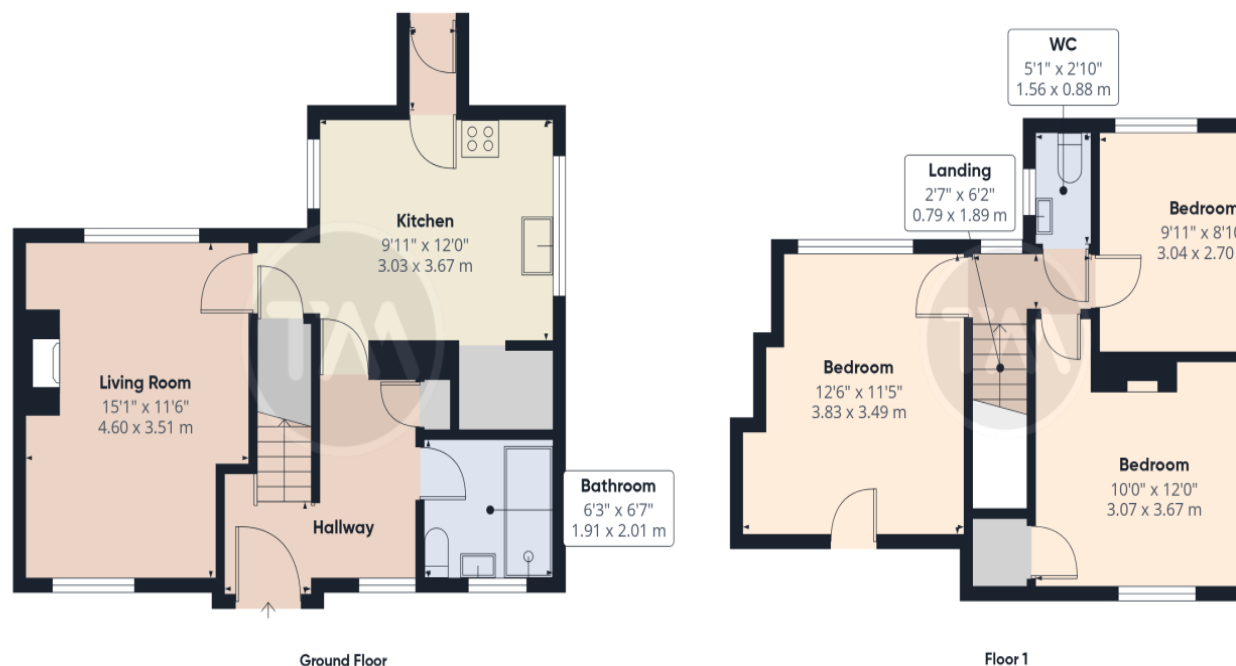
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