



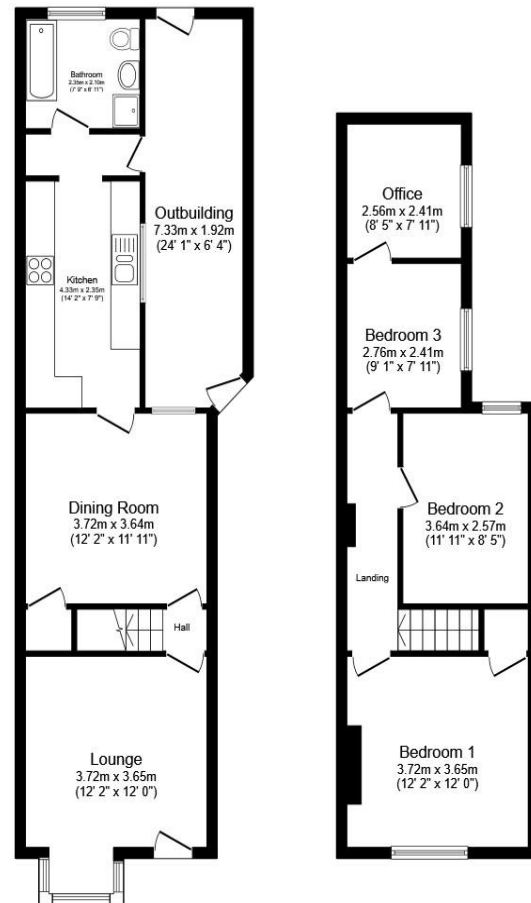
**Taverners Road, Peterborough PE1 2JH**

**welcome to**

**Taverners Road, Peterborough**

\*\*\* No Chain \*\*\* Located close to Gladstone Primary School, Beeches Primary School and Thomas Deacon Academy, with local Shops and amenities on your doorstep. Peterborough City Centre and railway station are within easy reach, providing excellent commuter links.





**Ground Floor    First Floor**

Total floor area 109.1 m<sup>2</sup> (1,174 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

The property is currently tenanted, providing immediate rental income, and offers well-proportioned accommodation throughout. While the home would benefit from minor modernisation, it offers a solid and practical layout, allowing a purchaser to add their own personal touches and create a comfortable family home over time.

A key highlight is the newly replaced roof (June 2025), offering peace of mind and reducing future maintenance costs - a significant improvement that adds long-term value to the property.

The accommodation briefly comprises a living room, kitchen/dining area, and three bedrooms, along with a family bathroom. Externally, the property benefits from typical outdoor space expected of a home of this type.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

## Taverners Road, Peterborough

- Semi Detached
- Three bedrooms
- No chain
- City Centre Location
- Close proximity to schools
- New roof installed in June 2025

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG122880](http://williamhbrown.co.uk/Property/PCG122880)



Property Ref:  
PCG122880 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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