



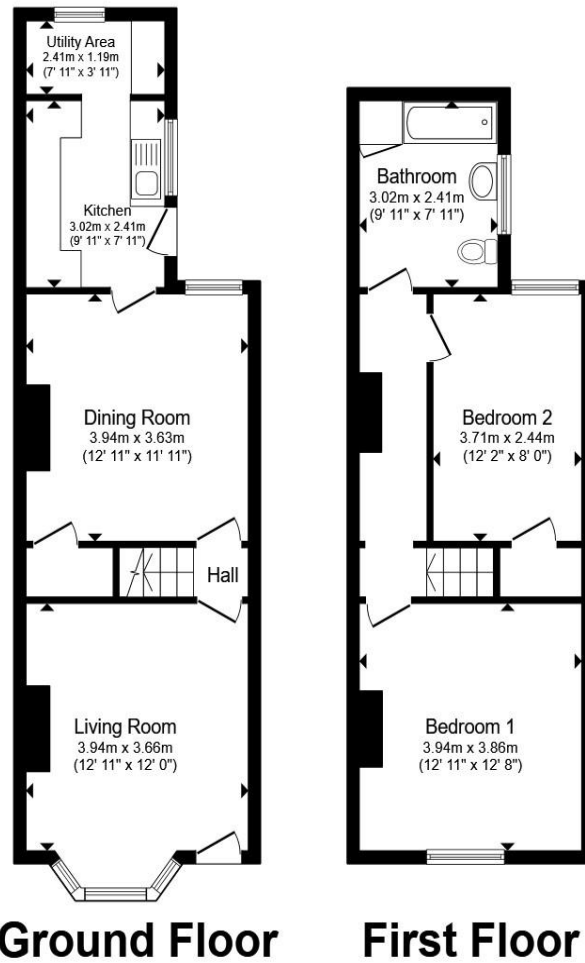
**St. Margarets Road, PETERBOROUGH PE2 9EA**

**welcome to**

## **St. Margarets Road, PETERBOROUGH**

William H Brown is delighted to present this charming traditional terraced home, ideally located close to Peterborough City Centre, the mainline train station, and a range of local schools and amenities. The property offers well-proportioned accommodation, comprising a lounge, dining area, fitted kitchen, and useful utility space on the ground floor. The first floor features two generously sized bedrooms and a family bathroom and the landing has fitted storage. Externally, the home benefits from a low-maintenance front garden, a good-sized enclosed rear garden, and on-street parking. This property presents an excellent opportunity for first-time buyers and investors alike. Please contact William H Brown today to arrange a viewing. The vendor has also informed us that the New Worcester Boiler was installed November 2022.





**Reception Rooms**

**Kitchen & Utility**

**Bedrooms And Landing**

**Bathroom**

**Additional Features**

**Outside**

Total floor area 88.6 m<sup>2</sup> (954 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)

welcome to

## St. Margarets Road, PETERBOROUGH

- Walking distance to Peterborough City Centre and train station
- Close to local amenities and schools
- Ideal first-time buy or investment
- Two reception rooms
- Two good-sized double bedrooms
- Spacious family bathroom
- Large rear garden
- Garden sheds included (if desired)

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

offers over  
**£170,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/FLE104906](http://williamhbrown.co.uk/Property/FLE104906)



Property Ref:  
FLE104906 - 0014

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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