



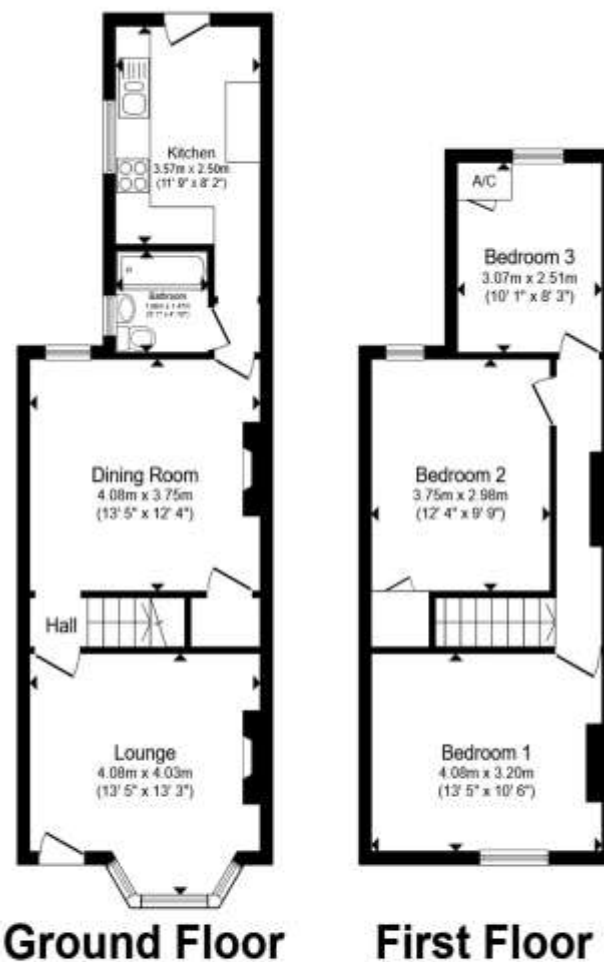
St. Margarets Road, Peterborough PE2 9EA

welcome to

St. Margarets Road, Peterborough

William H Brown are pleased to offer this well presented three bedroom family home in popular Fletton. This terraced property is ideal for first time buyers or investors. It boasts two Reception Rooms, Family bathroom and a Modern Kitchen. To the first floor there are Two Double Bedrooms and a further Single Bedroom. To the rear of the property is an impressively long enclosed Garden mainly laid to lawn and Two Patio Areas. To the front there is a small enclosed gated courtyard. Easy walking distance to local Shops and Schools. Easy access to Peterborough city centre with its quick road and rail links. Viewings are highly recommended so call 01733 896598 now to book a viewing. Please note that the AML fee covers 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.





Lounge

13' 5" x 11' (4.09m x 3.35m)

Dining Room

13' 5" x 12' 6" (4.09m x 3.81m)

Kitchen

12' x 8' 3" (3.66m x 2.51m)

Family Bathroom

Bedroom One

13' 8" x 11' 3" (4.17m x 3.43m)

Bedroom Two

12' 5" x 10' 1" (3.78m x 3.07m)

Bedroom Three

10' 1" x 8' 3" (3.07m x 2.51m)

Total floor area 86.3 m² (928 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

welcome to

St. Margarets Road, Peterborough

- THREE BEDROOMS
- TERRACED HOUSE
- TWO RECEPTION ROOMS
- CLOSE TO TOWN
- NO CHAIN

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

offers over
£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE105097



Property Ref:
FLE105097 - 0003

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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