

Flamborough Close, Woodston, PETERBOROUGHm PE2 9LW



### welcome to

## Flamborough Close, Woodston, PETERBOROUGH

William H Brown is pleased to offer this lovely, detached family home located within a close link to Peterborough City Centre and train station as well as walking distance to all the local schools and amenities. Modern home with two reception rooms, spacious garden and off road parking.













**Entrance Hall** Lounge

14' 1" x 12' 7" ( 4.29m x 3.84m )

Kitchen

16' x 9' 6" ( 4.88m x 2.90m )

**Dining Room** 

14' 5" x 7' 3" ( 4.39m x 2.21m )

WC Landing

**Bedroom One** 

12' x 9' 4" ( 3.66m x 2.84m )

**Bedroom Two** 

10' 4" x 9' 7" ( 3.15m x 2.92m ) **Bedroom Three** 

6' 9" x 6' 6" ( 2.06m x 1.98m )

**Family Bathroom** 





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# Flamborough Close, Woodston **PETERBOROUGH**

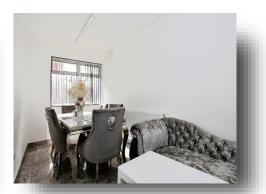
- **DETACHED FAMILY HOME**
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN
- **DOWNSTAIRS CLOAKROOM**

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £300,000









Please note the marker reflects the postcode not the actual property

### view this property online williamhbrown.co.uk/Property/FLE104764



Property Ref: FLE104764 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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