



Flamborough Close, Woodston PETERBOROUGH 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 & 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
- PRIVATE GARDEN
- OFF ROAD PARKING
- CLOSE LINK TO PETERBOROUGH CITY CENTRE AND TRAIN STATION

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FLE104764 - 0004

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.



william h brown



01733 896598



fletton@williamhbrown.co.uk



122 High Street, Fletton, PETERBOROUGH,
Cambridgeshire, PE2 8DP



williamhbrown.co.uk