



Flora Close, Peterborough  
**£260,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- Modern Detached Family Home
- Three Bedrooms
- En-Suite Shower Room
- Downstairs Cloakroom
- Kitchen/Diner

Located in the popular area of Cardea, this Modern Three Bedroom Detached Family Home is being sold with No Upward Chain and in the accommodation comprises of, Entrance Hall with stairs to the first floor landing and doors to, two piece Downstairs Cloakroom, Lounge with French doors to the rear garden, Kitchen/Diner which is fitted with a range of base and eye level units, worktops with a single drainer sink unit, built-in gas hob, electric oven, space for a fridge/freezer, plumbing for a washing machine and French doors to the rear garden. Gallery Landing has doors to, three piece Family Bathroom, Master Bedroom which has two built-in single wardrobes, door to the three piece Ensuite Shower Room. Outside there is a single garage and driveway providing off road parking, Enclosed rear garden.

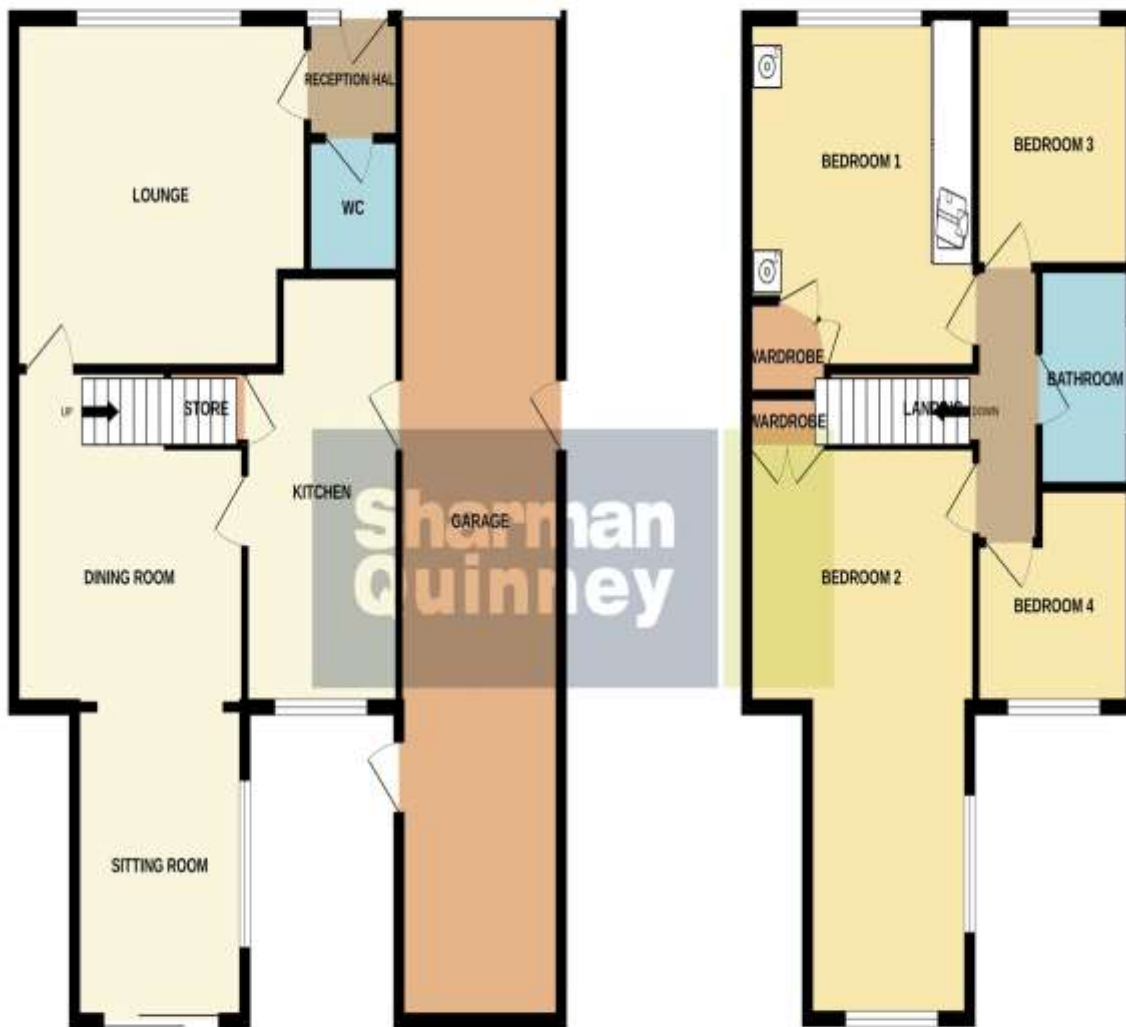


Entrance Hall - 14'3"max x 6'3"max (including stairs)  
Downstairs Cloakroom - 6'3" x 3'7"  
Lounge - 18'4" x 10'3"  
Kitchen/Diner - 18'4" x 9'2"  
First Floor Gallery Landing - 11'7"max x 6'5"max (including stairs)  
Master Bedroom - 14'1"max x 10'2"max (including wardrobes)  
En-suite Shower Room - 3'9"max x 3'2"max (including shower)  
Bedroom 2 - 10'8" x 9"  
Bedroom 3 - 9' max x 7'3" max  
Family Bathroom - 7'5"max x 6'3"max  
Single Garage - 18'5"max x 9'4"max



GROUND FLOOR

1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To view this property call **Sherman Quinney** on:  
**01733 896222**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 896222

 13 Desborough Avenue, Stanground,  
PETERBOROUGH, Cambridgeshire, PE2 8RG

 stanground@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SSQ204559 - 0006

