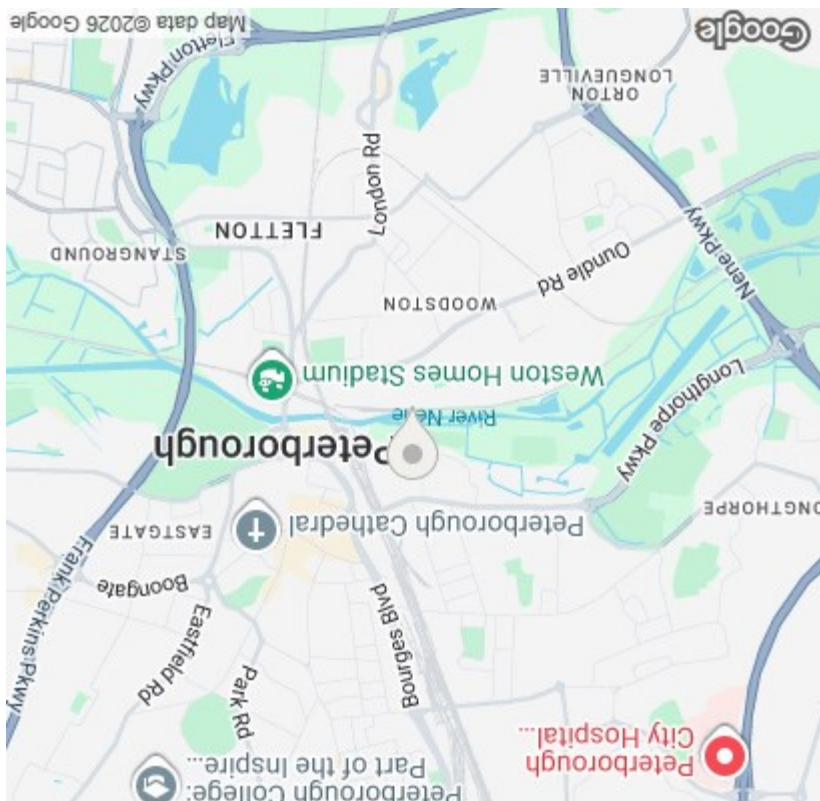


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service details, charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (81-91)
B (81-91)	B (69-80)
C (69-80)	C (55-68)
D (55-68)	D (39-54)
E (39-54)	E (21-38)
F (21-38)	F (1-20)
G (1-20)	G (1-20)

Any energy efficient lower rating costs  
 Any energy efficient lower rating costs  
 Any energy efficient - higher rating costs  
 Any energy efficient - higher rating costs

Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Floor Plan



Flamborough Close

Woodston, Peterborough, PE2 9LW

£270,000 - Freehold , Tax Band - C



## Flamborough Close

Woodston, Peterborough, PE2  
9LW

This beautifully refurbished detached home in Flamborough Close, Woodston, offers modern living just moments from Peterborough City Centre. With high-quality upgrades throughout, versatile living spaces, off-road parking, and a private rear garden, it's an ideal choice for families and professionals seeking a stylish, move-in-ready property in a convenient and popular location.

This fully refurbished detached family home in the ever-popular Flamborough Close in Woodston offers an exceptional opportunity to move straight into a beautifully modernised property just a stone's throw from Peterborough City Centre. Set behind off-road parking, the home has undergone a comprehensive renovation that includes brand-new flooring throughout, fresh contemporary décor, a luxurious new bathroom, and a high-specification kitchen complete with a stylish breakfast bar—perfect for casual dining or entertaining. Stepping inside, the entrance hall leads into the bright and inviting living room, where a bespoke media wall creates an elegant focal point and adds a touch of modern sophistication. From here, the layout flows into the impressive kitchen diner at the rear, finished to a superb standard and opening directly onto the private, enclosed garden, offering an ideal setting for family life and summer gatherings. A separate inner hallway leads to the convenient ground-floor WC and the converted garage, now a generous dining room that can easily adapt to a variety of uses, such as a home office, playroom, or second lounge depending on your needs. Upstairs, the landing provides access to three well-proportioned bedrooms, including a spacious master, all served by the newly refitted bathroom featuring high-quality fixtures and a sleek contemporary design. With a host of local schools, parks, shops, and amenities within walking distance, this beautifully finished home combines style, comfort, and convenience in a highly sought-after location—making it a perfect choice for families and professionals alike.

**Entrance Hall**  
1.38 x 1.75 (4'6" x 5'8")

**Living Room**  
3.79 x 4.19 (12'5" x 13'8")

**Kitchen Diner**  
4.87 x 2.92 (15'11" x 9'6")

**Hallway**  
1.13 x 1.26 (3'8" x 4'1")

**WC**  
1.18 x 1.25 (3'10" x 4'1")

**Dining Room**  
2.19 x 4.32 (7'2" x 14'2")

**Landing**  
1.85 x 2.52 (6'0" x 8'3")

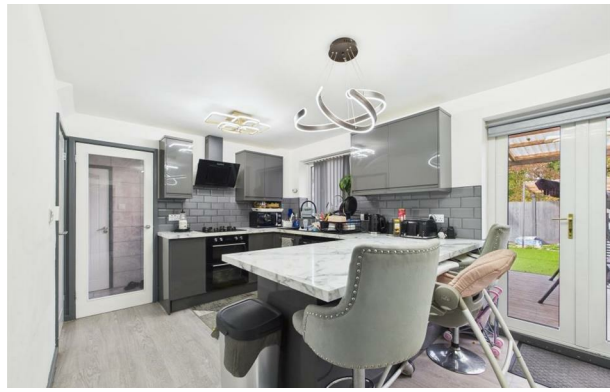
**Master Bedroom**  
2.84 x 3.64 (9'3" x 11'11")

**Bedroom Two**  
2.88 x 3.00 (9'5" x 9'10")

**Bathroom**  
1.99 x 1.72 (6'6" x 5'7")

**Bedroom Three**  
2.00 x 2.75 (6'6" x 9'0")

**EPC - D**  
58/84



### Tenure - Freehold

#### IMPORTANT LEGAL INFORMATION

Construction: Standard  
 Accessibility / Adaptations: None  
 Building safety: No  
 Known planning considerations: None  
 Flooded in the last 5 years: No  
 Sources of flooding: n/a  
 Flood defences: No  
 Coastal erosion: No  
 On a coalfield: No  
 Impacted by the effect of other mining activity: No  
 Conservation area: No  
 Lease restrictions: No  
 Listed building: No  
 Permitted development: No  
 Holiday home rental: No  
 Restrictive covenant: No  
 Business from property NOT allowed: No  
 Property subletting: No  
 Tree preservation order: No  
 Other: No  
 Right of way public: No  
 Right of way private: No  
 Registered easements: No  
 Shared driveway: No  
 Third party loft access: No  
 Third party drain access: No  
 Other: No  
 Parking: Driveway Private, Off Street Parking  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: Fttp  
 Internet Speed: up to 1000Mbps  
 Mobile Coverage: EE - Great, O2 -Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

