



7 Flamborough Close

Woodston PE2 9LW

£270,000



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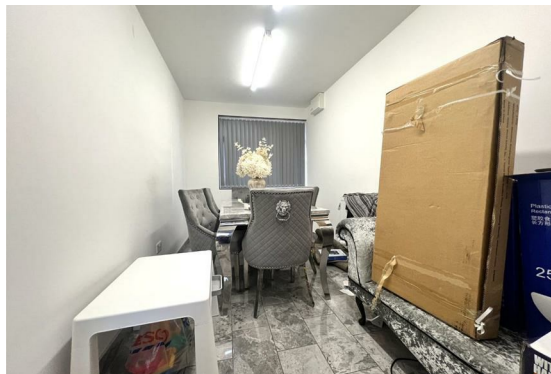
Firmin & Co are pleased to present this tastefully decorated, three-bedroom, detached, family home in Woodston, Peterborough, ideally located for the City Centre with convenient transport links nearby.

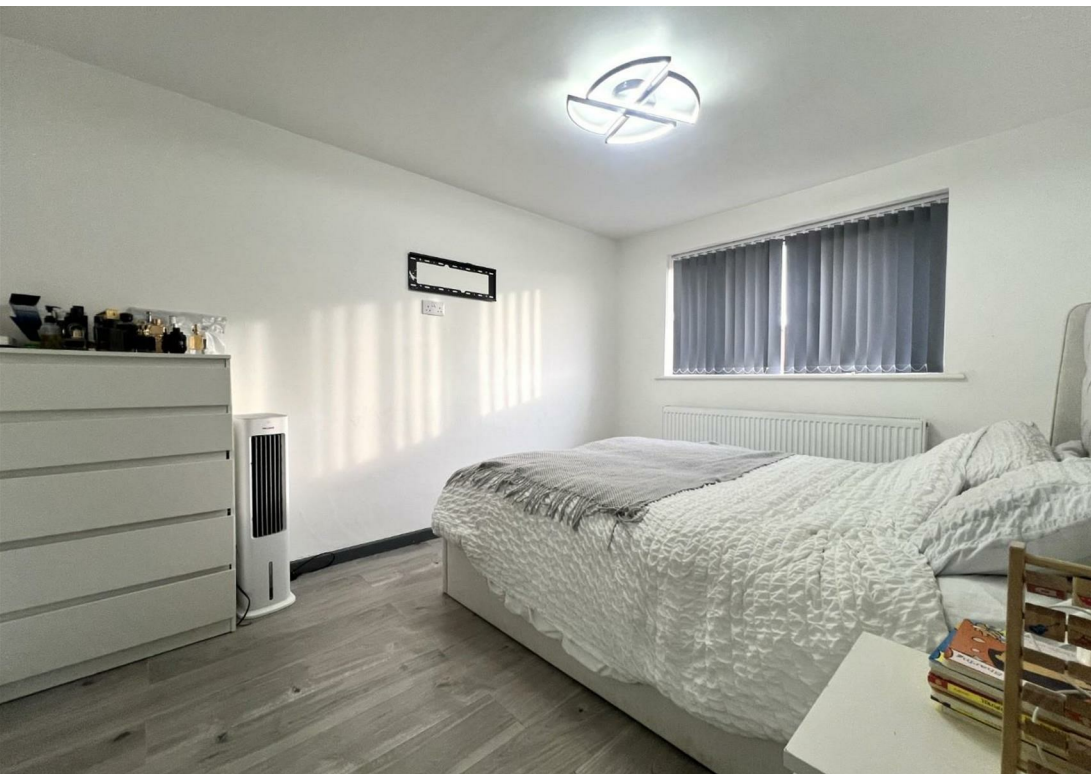
Set in a small close, the property offers comfortable living space & benefits from two reception rooms with the lounge area offering a feature, media wall, re-fitted kitchen/diner with breakfast bar with double doors leading out into the rear garden, further door to the side of the kitchen, provides access into a rear hall with access leading to, converted garage, now used as a dining room, and a cloakroom.

Venturing upstairs, the property offers, three good size bedrooms and a three piece re-fitted, tastefully updated, well appointed bathroom ensuring a fresh and contemporary feel.

Outside, to the front, benefitting from off-road parking with gated access to the side leading to an enclosed rear garden.

Tenure: Freehold  
Council Tax band: C





Entrance Hall:

Lounge:

13'10" x 13'2" max (4.22m x 4.02m max)

Kitchen/Diner:

9'7" x 16'0" (2.93m x 4.89m)

Rear Hall:

Cloakroom:



Family/Dining Room:

14'3" x 7'2" (4.36m x 2.20)

First Floor & Landing:

Bedroom 1:

11'11" x 9'3" (3.65m x 2.84m)

Bedroom 2:

9'10" x 9'5" (3.01m x 2.89m)

Bedroom 3:

9'1" max x 6'7" (2.78m max x 2.03m)

Family Bathroom:



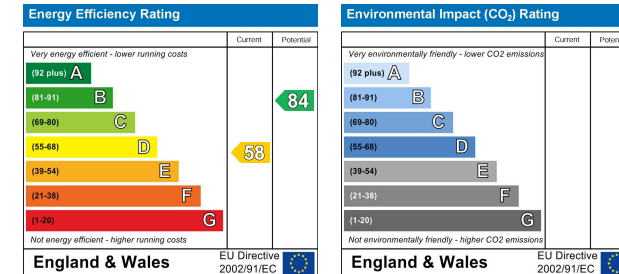
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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