



Flamborough Close, Woodston Peterborough PE2 9LP

welcome to

Flamborough Close, Woodston Peterborough

- SOLD WITH NO CHAIN
- GROUND FLOOR FLAT
- TWO BEDROOMS
- LOUNGE/DINER
- OFF ROAD PARKING

Tenure: Leasehold EPC Rating: E
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£80,000

view this property online williamhbrown.co.uk/Property/FLE104909



Property Ref:
FLE104909 - 0002

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.

Entrance Hall

Lounge/Diner

15' 4" x 12' 6" (4.67m x 3.81m)

Kitchen

8' 7" x 72' (2.62m x 21.95m)

Bedroom One

8' 10" x 8' 10" (2.69m x 2.69m)

Bedroom Two

7' 8" x 6' 11" (2.34m x 2.11m)

Family Bathroom

*****RENOVATION PROJECT*****

William H Brown is pleased to offer this two-bedroom ground floor flat in need of renovation, situated in a quiet cul-de-sac in the popular Woodston area of Peterborough. The property benefits from excellent access to the city centre and train station, making it ideal for commuters or investors.

The accommodation briefly comprises: an entrance hall, a spacious lounge/diner, two well-proportioned bedrooms, and a family bathroom. Additional benefits include a secure communal entrance and off-road parking.

Viewing is highly recommended.



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