



7 Flamborough Close
Woodston PE2 9LW
Offers over £290,000

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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.

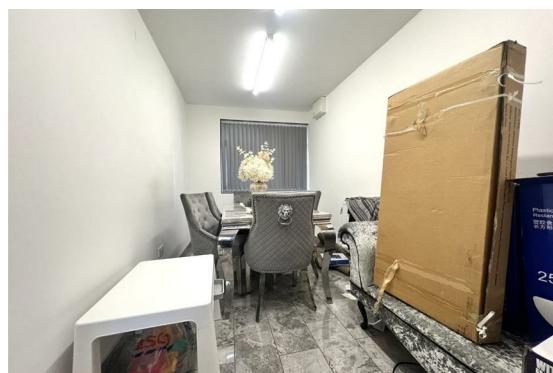
Set in a small close, the property offers comfortable living space & benefits from two reception rooms with the lounge area offering a feature, media wall, re-fitted kitchen/diner with breakfast bar with double doors leading out into the rear garden, further door to the side of the kitchen, provides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

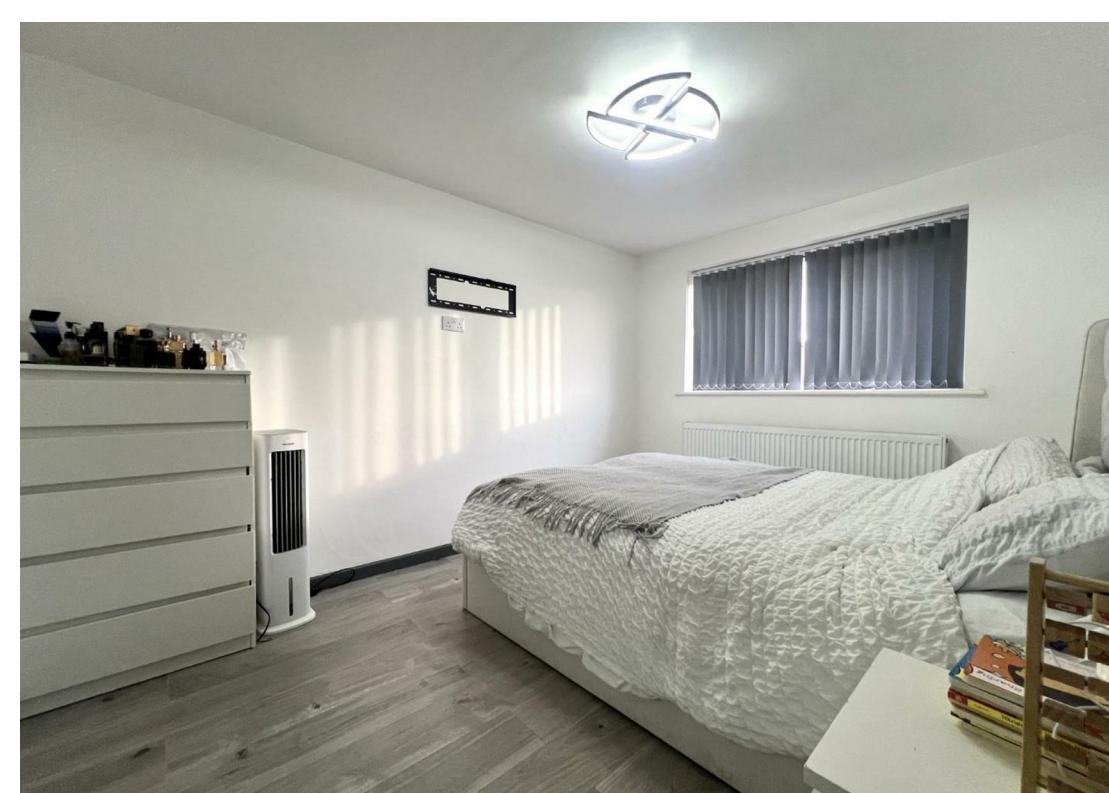
Venturing upstairs, the property offers, three good size bedrooms and a three piece re-fitted, tastefully updated, well appointed bathroom ensuring a fresh and contemporary feel.

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 2.20m)

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)

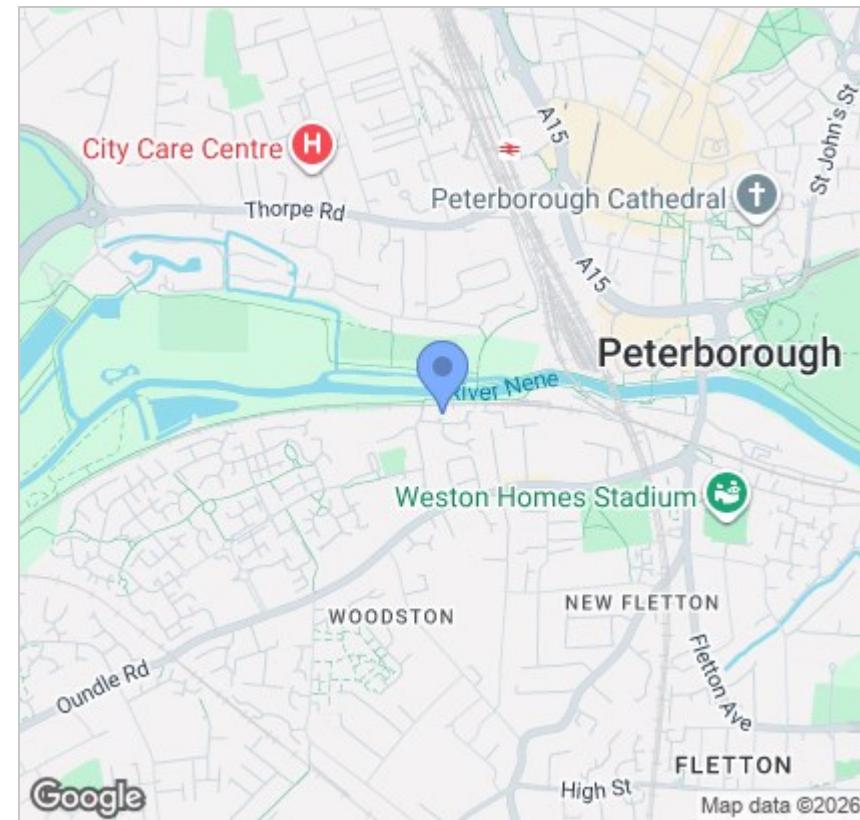
Family Bathroom:



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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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