

FREEHOLD



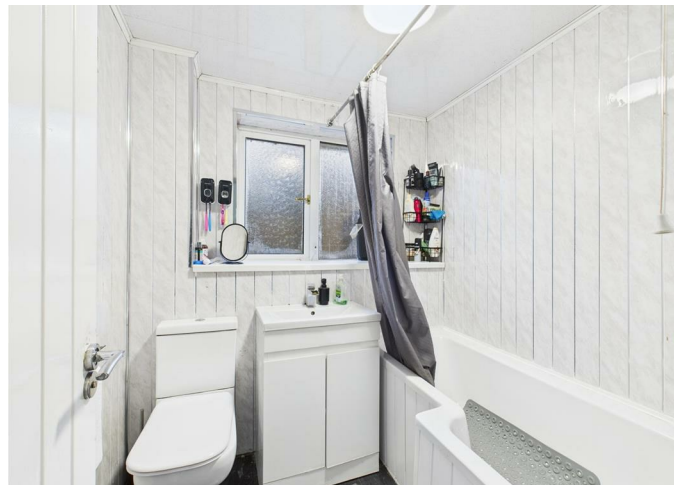
House - Detached

# 7 FLAMBOROUGH CLOSE, WOODSTON, PETERBOROUGH, PE2 9LW

Offers in excess of

## £290,000

FEATURES



**Bellavie**  
HOMES  
ESTATE AGENTS

# 3 Bedroom House - Detached located in Peterborough


Nestled in the charming area of Flamborough Close, Woodston, Peterborough, this delightful detached house offers a perfect blend of comfort and modern living. With its spacious layout, the property features two inviting reception rooms, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the re-fitted kitchen/diner, which boasts contemporary fixtures and ample space for family meals or social gatherings.

Convenience is key, with a downstairs WC providing added practicality for busy households. The re-fitted bathroom upstairs ensures a fresh and stylish space for your daily routines. This home is perfect for families or anyone seeking a peaceful retreat in a friendly neighbourhood.

With its well-thought-out design and modern updates, this property is ready to welcome its new owners. Don't miss the opportunity to make this lovely house your new home in Woodston.

Call us on  
**01733 306 306**  
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**Council Tax Band**  
**C**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

