



51 FLORE CLOSE, PETERBOROUGH, CAMBRIDGESHIRE. PE3 7AH

£187,500



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## ABOUT THE PROPERTY

Nestled in the popular location of PE3, we are delighted to offer for sale this Ideal FTB or Investment opportunity. This deceptively spacious Three Bedroom Home has lots to offer and is situated within a quiet CUL-DE-SAC in Ravensthorpe.

Offered For Sale with No Forward Chain is this spacious Three Bedroom House In PE3. The property is located within walking distance to Peterborough's Hospital and is ideal for anyone that's looking to be within close proximity.

The property briefly comprises Three Double Bedrooms, Kitchen/Diner, Downstairs Cloakroom, Private Rear Garden, Outer Store Room and Garage.

The property is located within close proximity to a range of Local Schools, Amenities and connections to City Centre and Links to A1 North and South.

Ravensthorpe was built up in the early 1960's and is a popular residency for many families.

Viewings are highly advised, please contact our Sales Team to arrange a viewing or for further information.

EPC Rating: E (53)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### ENTRANCE HALL

2.77m x 1.50m (9' 1" x 4' 11")

### LIVING ROOM

4.40m x 4.47m (14' 5" x 14' 8")

### KITCHEN/DINER

5.46m x 2.58m (17' 11" x 8' 6")

### PORCH

### CLOAKROOM

1.81m x 0.87m (5' 11" x 2' 10")

### FIRST FLOOR LANDING

### MASTER BEDROOM

4.15m x 3.37m (13' 7" x 11' 1")

### BEDROOM TWO

3.19m x 3.37m (10' 6" x 11' 1")

### BEDROOM THREE

2.00m x 3.09m (6' 7" x 10' 2")

### FAMILY BATHROOM

1.91m x 1.69m (6' 3" x 5' 7")