



88 Flore Close, Peterborough PE3 7AE

£185,000



*** NO ONWARD CHAIN *** "A fantastic FIRST TIME BUY or INVESTMENT opportunity. Featuring a garage, entrance hall, living room, kitchen/diner, inner hall, WC, 3 bedrooms and bathroom, this end of terrace home is conveniently located within close proximity to Peterborough City Hospital and transport links. EPC Energy Rating - C/Council Tax Band - A".

- ENTRANCE**

Door to side, window to front, radiator and stairs to first floor.
- LIVING ROOM**

12' 5"(min) (3.78m) 14' 5"(max) x 14' 4" (max) (4.39m x4.37m) 12' 9" (min)(3.89m) (approx) Two windows to front and radiator.
- KITCHEN / DINER**

8' 4" x 17' 8" (2.54m x 5.38m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, integrated oven, gas hob, space for a fridge, plumbing for a washing machine, understairs cupboard and radiator. Window to rear.
- INNER HALL**

3' 0" x 4' 1" (0.91m x 1.24m) (approx) Door to rear.
- CLOAKROOM**

2' 9" x 5' 8" (0.84m x 1.73m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to side.
- FIRST FLOOR LANDING**

Loft access.
- BEDROOM 1**

10' 2"(max) (3.10m) 8' 5" (to cupboard) x 11' 5" (2.57m x 3.48m) (approx) Window to rear, cupboard and radiator.
- BEDROOM 2**

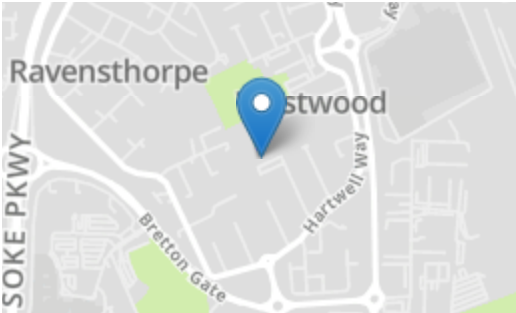
9' 1" x 13' 6" (2.77m x 4.11m) (approx) Two Windows to front and radiator.
- BEDROOM 3**

7' 7"(min) (2.31m) 10' 4" (max) x 6' 5" (3.15m x1.96m) (approx) Window to front, overstairs cupboard and radiator.
- BATHROOM**

5' 4" x 6' 1" (1.63m x 1.85m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and radiator. Window to rear.
- GARAGE**
- OUTSIDE**

The rear of the property has fencing, laid to lawn and mature shrubs.
- AGENT NOTES**

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



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

