

51 Flore Close, Peterborough, PE3 7AH



Capitol Lettors

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£187,500 Freehold

Capitol Lettors are happy to advertise this 3 bedroom end of terrace house to Investors & the Open market. Located close to Peterborough City Centre & Peterborough Hospital, the property offers a entrance hall, lounge, kitchen/diner, DSWC, 3 bedrooms, family bathroom, front & rear gardens, garage & driveway to rear of the property, uPVC double glazing & gas central heating.

The tenant in situ currently pays £795.00pcm & has lived here for 5 years.

Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.



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## Entrance Hall

2.77m x 1.50m (9' 1" x 4' 11") Approx  
uPVC door, uPVC window, radiator, cupboard  
housing gas meter, electric meter & fuse board,  
stairs to 1st floor, laminate flooring.

## Lounge

4.40m x 4.47m (14' 5" x 14' 8") Approx  
2x uPVC windows, radiator, electric fire, TV &  
phone points, laminate flooring.

## Kitchen/Diner

5.46m x 2.58m (17' 11" x 8' 6") Approx  
uPVC window, combi-boiler, eye & base level units  
with complimentary worktop, stainless steel 1 1/2  
bowl sink with draining board, built in double oven,  
space for integrated microwave, free standing oven  
with extractor above, integrated dishwasher,  
plumbing for washing machine & space for  
fridge/freezer, understairs cupboard, vinyl tile  
flooring.

## Rear Hall

uPVC door with frosted glass pane, vinyl tile  
flooring.

## DSWC

1.81m x 0.87m (5' 11" x 2' 10") Approx  
uPVC frosted window, two piece suite comprising  
of low level WC & wash hand basin, electric radiator,  
vinyl tile flooring.

## Stairs & Landing

1.99m x 2.10m (6' 6" x 6' 11") Approx  
Stairs to 1st floor, loft hatch, fitted carpet.

## Bedroom 1

4.15m x 3.37m (13' 7" x 11' 1") Approx  
2x uPVC windows, radiator, fitted carpet.

## Bedroom 2

3.19m x 3.37m (10' 6" x 11' 1") Approx  
uPVC window, radiator, cupboard with shelving,  
fitted carpet.

## Bedroom 3

2.00m x 3.09m (6' 7" x 10' 2") Approx  
uPVC window, radiator, cupboard over stairs  
boxing, fitted carpet.

## Bathroom

1.91m x 1.69m (6' 3" x 5' 7") Approx  
uPVC frosted window, three piece suite comprising  
of low level WC, wash hand basin & paneled bath  
with shower off taps, tiled splash backs, laminate  
flooring.

## Garage

2.50m x 5.08m (8' 2" x 16' 8") Approx  
Up & over garage door, power & lighting, door to  
rear.

## Outside - Front

Laid to lawn, concrete path to front door, satellite  
dish.

## Outside - Rear

Enclosed by fence panels & brick wall, gate to  
driveway, rear access to garage, store cupboard,  
patio area, laid to lawn.

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This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.  
Plan produced using PlanUp.

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