

Nobles Close, Coates, Whittlesey, PE7 2BT.



Kitchen



Dining Area



Lounge



Bedroom



Garden

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
65	B1	46	B0

Energy Performance Certificate

Draft details only may be subject to amendment
 None of the statements/measurements in these particulars should be relied on as representations of fact.
 Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Harrison Rose

Estate Agents Ltd

FOR SALE



Well presented detached family home located in Coates.

Nobles Close, Coates, Whittlesey, PE7 2BT.

Offers In Excess Of

£190,000

- DETACHED FAMILY HOME
- THREE BEDROOMS
- KITCHEN/DINING AREA
- GARAGE & OFF ROAD PARKING
- NO FORWARD CHAIN



T: 01733 202525 | info@harrisonroseproperty.com | F: 01733 202962

Ref: 1145

www.harrisonroseproperty.com

Ground Floor

Porch

Front entrance door, uPVC double glazed window to side, single radiator, laminate flooring, door leading to:

Entrance Hall

Single radiator, stair case leading to the first floor landing, door to:

Lounge 4.22m (13'10") x 4.11m (13'6")

UPVC double glazed window to front, double radiator, laminate flooring, telephone point, TV point, coving to textured ceiling, door to:

Kitchen/Diner 5.06m (16'7") x 2.69m (8'10")

Fitted with a matching range of base and eye level units with worktop space over a stainless steel sink with mixer tap, built in dishwasher, space for a fridge/freezer, cooker with an extractor hood over, uPVC double glazed window to rear, built in under stairs storage cupboard, coving to textured ceiling. uPVC double glazed French doors from dining area leading to the garden.

First Floor

Landing

UPVC double glazed window to side, built in airing cupboard, access to loft, door leading to:

Bedroom 1 3.91m (12'10") max x 3.05m (10')

UPVC double glazed window to front, built in wardrobes, single radiator, laminate flooring, coving to textured ceiling.

Bedroom 2 3.07m (10'1") max x 3.03m (9'11")

UPVC double glazed window to rear, radiator.

Bedroom 3 2.58m (8'5") x 1.93m (6'4")

UPVC double glazed window to front, single radiator.

Bathroom

Fitted with a three piece suite, comprising a corner bath with a shower over, fully tiled, built in storage with a wash hand basin, low-level WC, heated towel rail, extractor fan, uPVC double glazed frosted window to rear, tiled flooring.

Outside

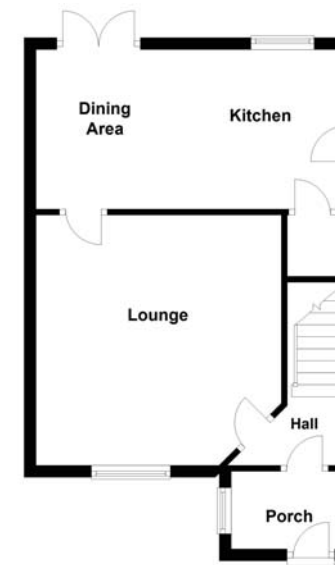
The front of the property is laid to gravel, allowing for ample off road parking which leads to the garage, measuring at (17'8") x (8') with up and over door, power and light connected and side access gate to rear garden.

To the rear of the property the garden is mainly laid to lawn with a decking area and a further access door leading into the garage.

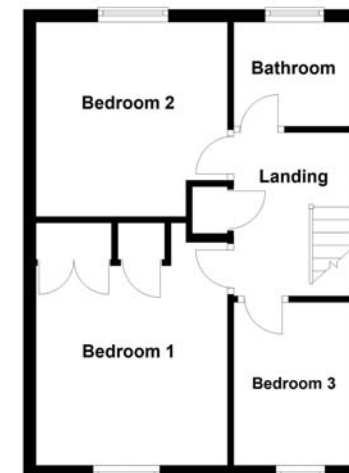
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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -