

South Green, Coates, Whittlesey, PE7 2BL.



Kitchen



Lounge/ Diner Aspect 1



Lounge / Diner Aspect 2



Enclosed Garden



Rear Aspect

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
83	92		65	97	
<small>Not energy efficient - higher running costs</small> <small>England & Wales</small> EU Directive 2002/91/EC			<small>Not environmentally friendly - higher CO₂ emissions</small> <small>England & Wales</small> EU Directive 2002/91/EC		

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 three bedroom family home located in Coates South Green, Coates, Whittlesey, PE7 2BL.

- VILLAGE LOCATION
- THREE BEDROOMS
- LOUNGE/DINER
- ENCLOSED GARDEN
- NO FORWARD CHAIN

£174,995



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Ground Floor

Hall

Entrance hall, single radiator, telephone point, stairs leading to landing, doors to:

Lounge

3.88m (12'9") x 3.87m (12'8")
UPVC double glazed window to front, single radiator, TV point, coving to ceiling, open plan to dining room.

Dining Room

2.95m (9'8") x 2.65m (8'8")
UPVC double glazed window to rear, single radiator, coving to ceiling.

Kitchen

2.95m (9'8") x 2.92m (9'7")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in gas oven, grill and four ring gas hob with extractor hood over, space for fridge and washing machine, single radiator uPVC double glazed window to rear, door to rear.

First Floor

Landing

Access to loft, door leading to:

Bedroom 1

4.25m (13'11") x 3.69m (12'1")
Two uPVC double glazed windows to front, two single radiators, door to bedroom three.

Bedroom 2

3.57m (11'9") x 2.44m (8')
UPVC double glazed window to rear, single radiator, built in cupboard with access to gas boiler, storage cupboard.

Bedroom 3

2.62m (8'7") x 2.43m (8')
UPVC double glazed window to front, single radiator.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, shaver point, extractor fan, uPVC frosted double glazed window to rear.

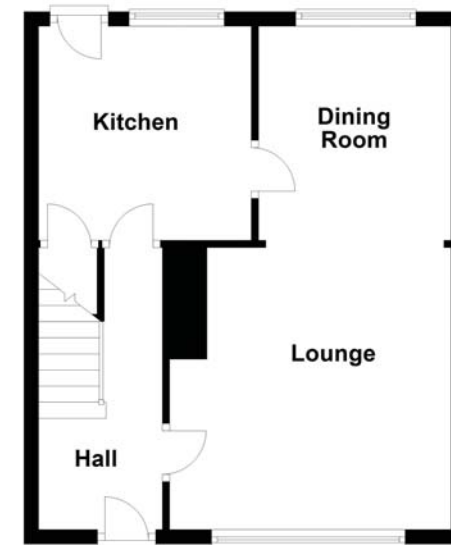
Outside

The front of the property is mainly gravelled, paved path leading to entrance door, side gate. Enclosed garden mainly paved, laid to lawn to the side with decorative gravel to border, double gates to rear allowing access for off road parking.

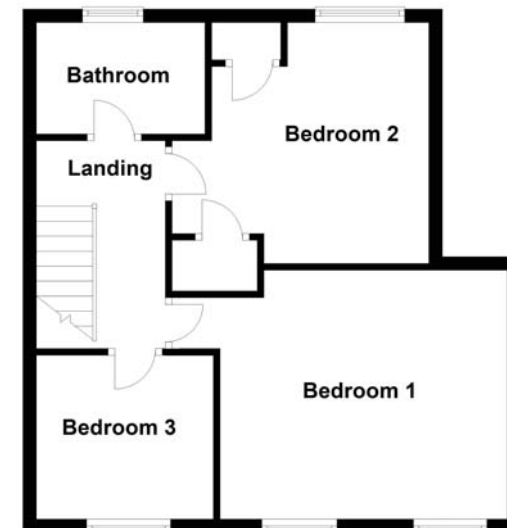
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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