

Nobles Close, Coates, Whittlesey, PE7 2BT.



Kitchen



Lounge



Bedroom One



Bedroom Two



Enclosed Garden

Energy Efficiency Rating				Environmental (CO <sub>2</sub> ) Impact Rating			
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions				
A (92-100)			A (92-100)				
B (81-91)			B (81-91)				
C (69-80)			C (69-80)				
D (55-68)			D (55-68)				
E (39-54)			E (39-54)				
F (21-38)			F (21-38)				
G (1-20)			G (1-20)				
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales	EU Directive 2002/91/EC		England & Wales	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



Detached four bedroom family home located in Coates.

Nobles Close, Coates, Whittlesey, PE7 2BT.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- GARAGE & OFF ROAD PARKING
- ENCLOSED GARDEN
- NO FORWARD CHAIN

£229,995



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## Ground Floor

### Porch

Entrance door, door to:

**Lounge** 7.09m (23'3")max x 5.04m (16'7") max

UPVC double glazed window to front and rear, feature gas fireplace, telephone and TV point, two single radiators, access to storage cupboard, stairs leading to landing, sliding doors to rear.

**Kitchen/Diner** 4.93m (16'2")max x 4.37m (14'4") max

Fitted with a matching range of base and eye level units with worktop space over and breakfast bar, 1+1/2 bowl stainless steel sink, space for fridge, freezer, dishwasher and cooker, access to gas boiler, uPVC double glazed window to front and rear, door to front of the property, further door to:

### Porch

UPVC double glazed window surround, door to rear.

## First Floor

### Landing

Single radiator, access to loft, doors to:

**Bedroom 1** 4.39m (14'5")max x 4.36m (14'4") max

UPVC double glazed window to front and rear, single radiator, telephone and TV point, access to storage cupboard, door to:

### En-suite

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

**Bedroom 2** 3.92m (12'10") max x 3.08m (10'1") max

UPVC double glazed window to front, single radiator.

**Bedroom 3** 3.02m (9'11")max x 3.06m (10'1") max

UPVC double glazed window to rear, radiator.

**Bedroom 4** 2.54m (8'4") x 1.91m (6'3")

UPVC double glazed window to front, single radiator.

### Bathroom

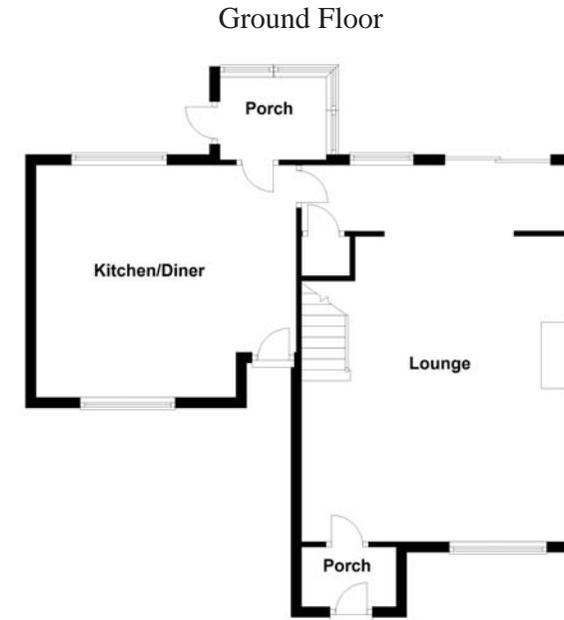
Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, single radiator, uPVC frosted double glazed window to rear.

### Outside

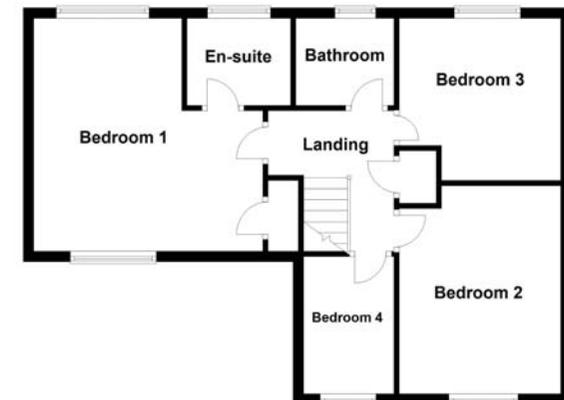
The front of the property is mainly laid to lawn, driveway to the rear with access to an up and over garage. Enclosed rear garden, mainly laid to lawn with a patio area, external door to garage, external tap and lighting.

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- Call today to arrange your free valuation -



First Floor



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