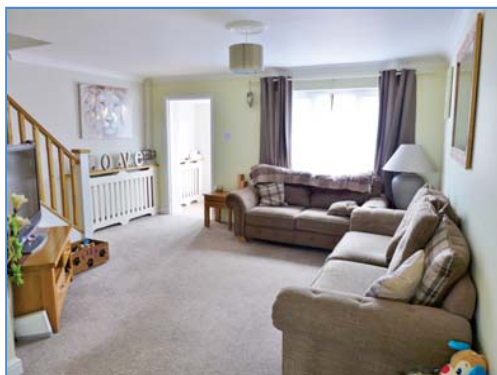


Grounds Way, Coates, Whittlesey, PE7 2BU.



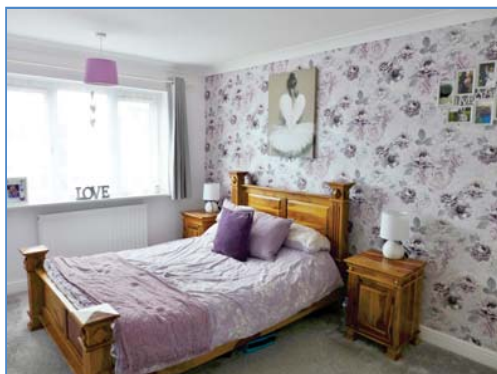
Kitchen



Lounge



Dining Room



Bedroom



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 (95-100)		
B (81-91)			B (85-94)		
C (69-80)			C (75-84)		
D (55-68)			D (65-74)		
E (39-54)			E (55-64)		
F (21-38)			F (45-54)		
G (1-20)			G (35-44)		
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 three bedroom family home located in Coates.

Grounds Way, Coates, Whittlesey, PE7 2BU.

- DETACHED HOUSE
- THREE BEDROOMS
- DINING ROOM
- OFF ROAD PARKING
- ENCLOSED GARDEN

£199,995



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

Ref: 1289

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## Ground Floor

### Porch

Entrance door, single radiator, open plan to:

### Lounge

4.59m (15'1") x 3.91m (12'10")  
UPVC triple glazed window to front, single radiator, telephone and TV point, coving to ceiling, stairs leading to landing, open plan to:

### Dining Room

4.00m (13'1") x 2.38m (7'10")  
UPVC double glazed double doors to rear, single radiator, open plan to:

### Kitchen

4.00m (13'1") max x 2.06m (6'9")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, space for fridge, washing machine and cooker, gas boiler, coving to ceiling, access to storage cupboard, uPVC double glazed window to rear.

## First Floor

### Landing

UPVC triple glazed window to side, access to storage cupboard, doors to:

### Bedroom 1

4.06m (13'4") x 2.67m (8'9")  
UPVC triple glazed window to front, telephone point and TV point, built-in wardrobe.

### Bedroom 2

2.97m (9'9") x 2.67m (8'9")  
UPVC triple glazed window to rear, single radiator, coving to ceiling.

### Bedroom 3

3.25m (10'8") max x 1.82m (6'3")  
UPVC triple glazed window to front, single radiator, access to storage cupboard.

### Bathroom

Fitted with a three piece suite comprising a bath with shower over and screen, vanity wash hand basin and low-level WC, heated towel rail, coving to ceiling, uPVC frosted triple glazed window to rear.

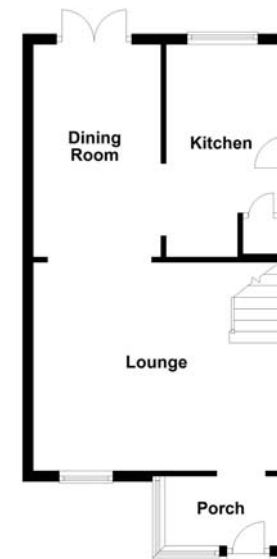
### Outside

The front of the property is mainly laid to gravel allowing for ample off road parking, side gate. Enclosed garden, mainly laid to lawn with a mixture of shrubs and bushes to border.

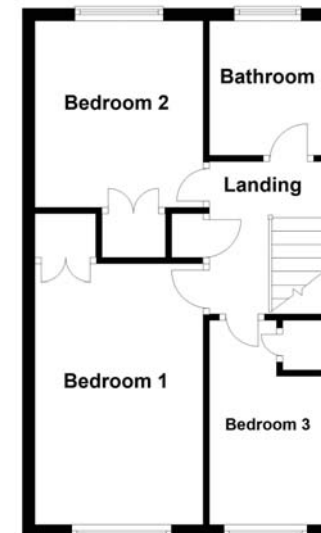
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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