

Chaplins Close, Coates, Whittlesey, PE7 2BZ.



Lounge



Sun Room



Bedroom



Bathroom



Enclosed Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
Energy efficient - lower running costs 92-100 A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G Not energy efficient - higher running costs			Very environmentally friendly - lower CO ₂ emissions 10-100 A 60-99 B 30-59 C 10-29 D 1-9 E 1-9 F 1-9 G Not environmentally friendly - higher CO ₂ emissions		
		65			66
		84			82

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



Semi-detached, three bedroom family home in Coates.

Chaplins Close, Coates, Whittlesey, PE7 2BZ.

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- SUN ROOM
- REAR GARDEN
- GARAGE & OFF ROAD PARKING

£179,250



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Ref: 1442

www.harrisonroseproperty.com

Ground Floor

Entrance Hall

Entrance door, doors to:

Lounge 4.64m (15'3")max x 4.14m (13'7") max

UPVC double glazed window to front and side, feature gas fireplace, stairs leading to landing, double doors to:

Kitchen 4.64m (15'3") x 2.63m (8'7")

Fitted with a matching range of, 1+1/2 bowl sink with mixer tap, space for fridge, dishwasher and washing machine, built-in electric oven with four ring gas hob, extractor hood over, single radiator, uPVC double glazed window to rear, door leading to side of property, door to:

Sun Room 2.41m (7'11") x 2.76m (9'1")

UPVC double glazed window to side, uPVC double doors leading to rear garden, tiled flooring.

WC

Fitted with a two piece suite comprising, a low level WC and pedestal wash hand basin.

First Floor

Landing

UPVC double glazed window to side, doors to:

Bedroom 1 4.01m (13'2")max x 2.67m (8'9")max

UPVC double glazed window to front, single radiator, telephone and TV point.

Bedroom 2 2.87m (9'5") x 2.67m (8'9")

UPVC double glazed window to rear, single radiator, coving to ceiling.

Bedroom 3 2.18m (7'2") x 1.87m (6'2")

UPVC double glazed window to front, single radiator, coving to ceiling.

Bathroom

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, uPVC double glazed window to rear, radiator, door to:

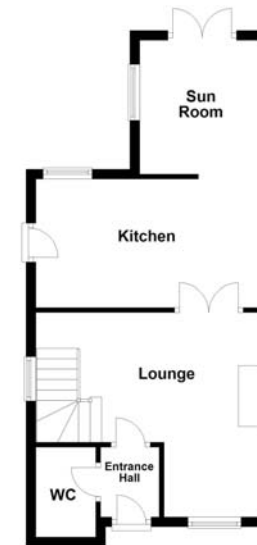
Outside

The front of the property is mainly laid to gravel leading to an up and over garage, pathway leading to front entrance door. Rear garden, mainly laid to lawn with a patio area, wooden decking area to rear of the property, external tap and lighting.

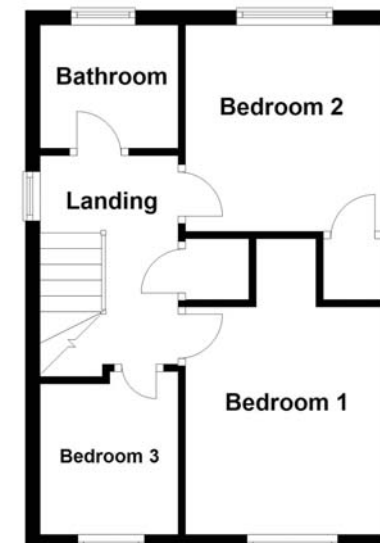
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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