

South Green, Coates, Whittlesey, PE7 2BL



Kitchen



Dining Room



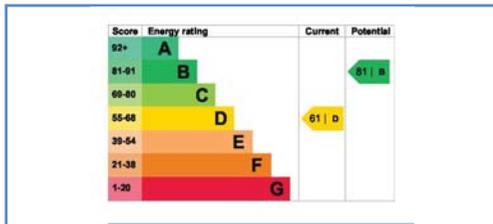
Bedroom



Rear Garden Aspect 1



Rear Garden Aspect 2



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.

Registered in England and Wales company No. 07655708 Registered Office: 3 Angel House, Whittlesey, Peterborough, PE7 1SE VAT No. 116 5551 26

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Semi-detached, three bedroom family home in Coates.

South Green, Coates, Whittlesey, PE7 2BL

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- DINING ROOM
- ENCLOSED REAR GARDEN
- NO FORWARD CHAIN

**£314,995**



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www.harrisonroseproperty.com

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## Ground Floor

### Hall

Entrance door, tiled flooring, radiator, coving to ceiling, stairs leading to landing, doors to:

### Kitchen 4.42m (14'6") x 3.02m (9'11")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in electric oven, four ring gas hob with extractor hood over, built-in fridge, space for dishwasher, radiator, tiled flooring, radiator, access to gas boiler, coving to ceiling, sealed unit double glazed window to front and side.

### Dining Room 4.42m (14'6") x 4.24m (13'11") max

Single radiator, parquet flooring, double doors to the side.

### Lounge 6.90m (22'8") max x 4.34m (14'3") max

Sealed unit double glazed window to front and rear, feature gas fireplace, radiator, TV point, coving to ceiling, double doors to lean-to, further door to garage.

### WC

Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, tiled splashbacks, coving to ceiling.

## First Floor

### Landing

Door to, sealed unit double glazed window, single radiator, door to:

### Bedroom 1 7.00m (22'11")max x 4.32m (14'2")max

Two sealed unit double windows to front, two radiators, TV point, coving to ceiling, door to:

### En-suite

Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC, sealed unit double glazed window to rear.

### Bedroom 2 4.42m (14'6") x 3.20m (10'6")

UPVC double glazed window to side, radiator, built-in wardrobe.

### Bedroom 3 4.42m (14'6") x 2.20m (7'3")

Sealed unit double glazed window to front, single radiator.

### Shower Room

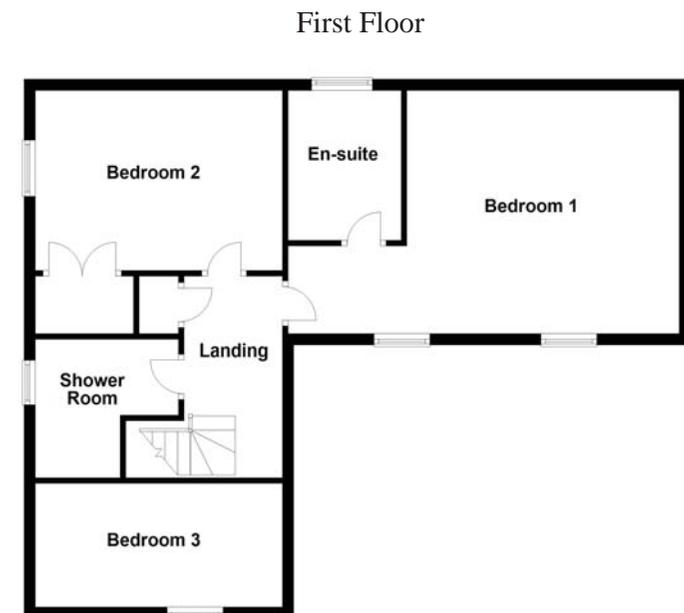
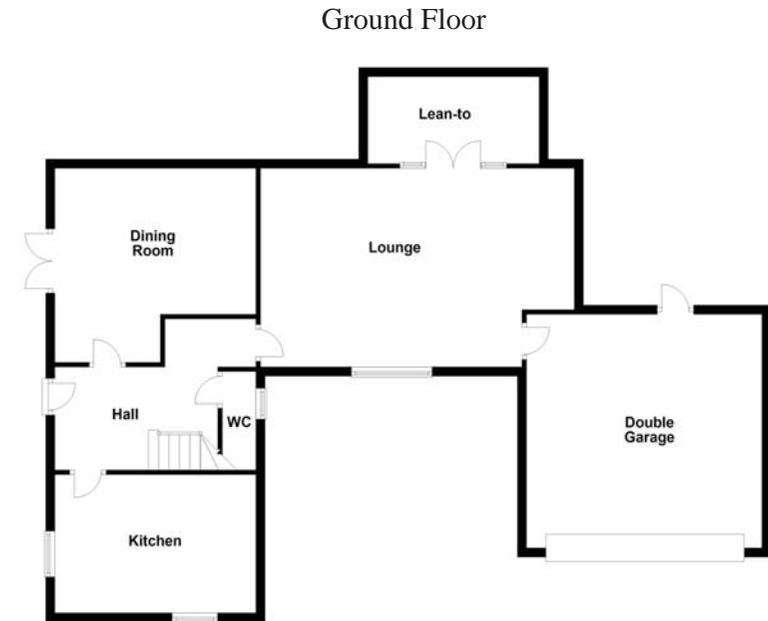
Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin with low-level WC, extractor fan, tiled splashbacks, uPVC double glazed window to side.

### Outside

The front of the property allows for ample off road parking leading to double garage via an electronic door, access to power and lighting. Garden to the side, mainly laid to lawn with a patio area. Generously sized enclosed rear garden, mainly laid to lawn with a patio area, stepping stones leading towards the rear.

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- Call today to arrange your free valuation -



This floorplan has been drawn for illustration purposes only. Prospective purchasers should seek independent confirmation.

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