

South Green, Coates, Whittlesey, PE7 2BJ.



Lounge



Kitchen



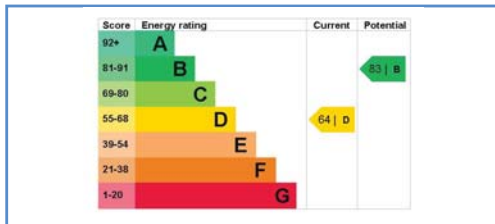
Bedroom



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.

Harrison Rose

Estate Agents Ltd

FOR SALE



Well presented, three bedroom family home in Coates
South Green, Coates, Whittlesey, PE7 2BJ.

- THREE BEDROOMS
- DINING ROOM
- OFF ROAD PARKING
- REAR GARDEN
- NO FORWARD CHAIN

Offers Over

£225,000



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www.harrisonroseproperty.com

Ground Floor

Hall

Entrance door, uPVC double glazed window to front, stairs leading to landing, doors to:

Lounge 5.34m (17'6")max x 3.77m (12'4")max

UPVC double glazed window to front and rear, feature fireplace with cast iron stove, radiator, laminate flooring, coving to ceiling, TV point, door to:

Kitchen 3.05m (13'10") x 1.74m (4'8")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for fridge, washing machine and cooker, tiled flooring, uPVC double glazed window to rear, door to pantry, further door to:

Dining Room 3.48m (11'5")max x 2.81m (9'3")max

uPVC double glazed window to front, door to hall.

Lobby

Window to side, door to:

WC

Fitted with a two piece suite comprising a low level WC and pedestal wash hand basin, tiled splashbacks, frosted double glazed window to side.

Door from lobby leading to outbuildings:

Utility

Door to:

Store 3.75m (12'3")max x 1.47m (4'8")

Storage cupboard, door to:

First Floor

Landing

UPVC double glazed window to rear, built-in storage cupboard, radiator, access to loft.

Bedroom 1 3.80m (12'6") x 3.46m (11'4")

UPVC double glazed window to front, radiator, built-in storage.

Bedroom 2 4.23m (13'11") x 3.46m (11'4") max

UPVC double glazed window to front, radiator.

Bedroom 3 3.25m (10'8") x 2.25m (7'5")

UPVC double glazed window to rear, radiator, door to cupboard housing the gas boiler.

Bathroom

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

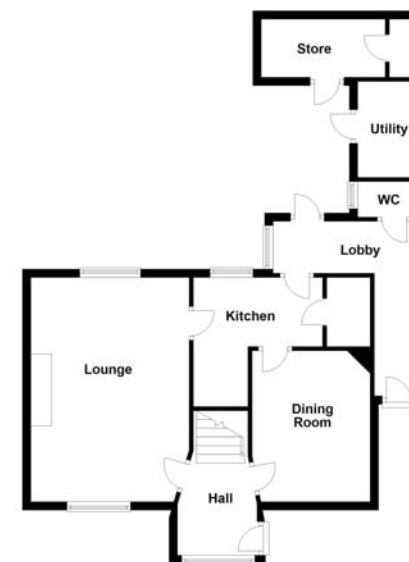
Outside

The front of the property has a grassed area to the side, with a gravelled area allowing for ample off road parking, pathway leading to front entrance door, door to lobby. Generously sized rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border, external lighting.

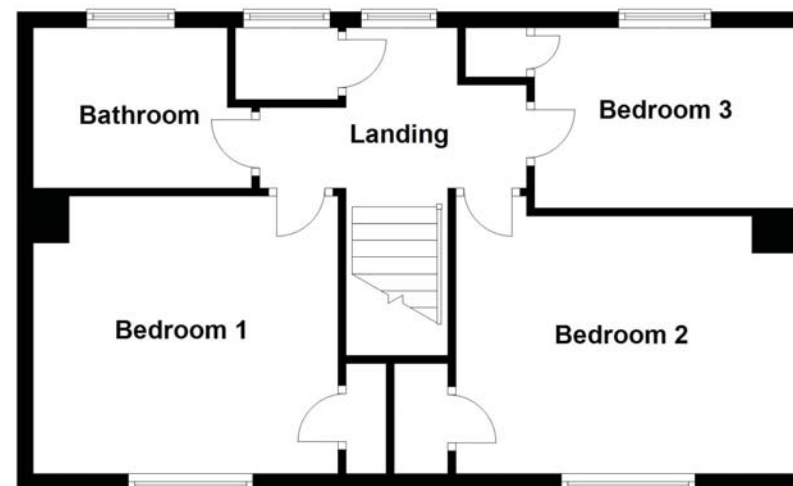
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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

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