

Nobles Close, Coates, Peterborough, PE7 2BT.



Lounge



Kitchen



Dining Area



Bedroom One



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 (93-100)			A (93-100)		
B (81-92)			B (81-92)		
C (69-80)			C (69-80)	72	75
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (21-30)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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



Well presented, linked detached home located in Coates, Nobles Close, Coates, Peterborough, PE7 2BT.

- LINKED DETACHED HOME
- THREE BEDROOMS
- DINING AREA & UTILITY AREA
- SINGLE GARAGE
- OFF ROAD PARKING

**£220,000**



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## Ground Floor

### Hall

Front entrance door, single radiator, laminate flooring, coving to ceiling, stairs to first floor landing, door to:

### WC

Comprising a two piece suite with a wash hand basin, WC, heated towel rail, tiled splashbacks, coving to ceiling, uPVC frosted double glazed window to front ceiling lights.

**Lounge** 6.99m (22'11") max x 3.35m (11') max

UPVC double glazed box window to front, two single radiators, TV point, coving to ceiling, feature fireplace, double doors to the dining area.

The dining area comprises double doors that lead to the enclosed rear garden, uPVC double glazed windows to rear, open plan to:

**Kitchen** 5.46m (17'11") max x 5.41m (17'9") max (L-shaped)

Fitted with a matching range of base and eye level units with worktop space over cupboards with drawers, 1+1/2 bowl stainless steel sink with mixer tap, space for fridge, freezer, dishwasher, washing machine and tumble dryer, built-in electric oven, built-in electric hob with extractor hood over, uPVC double glazed windows to rear, single radiator, tiled flooring, telephone point, TV point, tiled splashbacks, coving to ceiling, ceiling lights, two skylights, narrowing to the utility area.

The utility area comprises of a door which leads to the side of the property for access to the garage.

## First Floor

### Landing

UPVC double glazed window to side, gas boiler cupboard, access to loft, door to:

**Bedroom 1** 3.60m (11'10") x 3.43m (11'3")

UPVC double glazed window to front, built in wardrobes, single radiator, telephone point, TV point, coving to ceiling.

**Bedroom 2** 2.58m (8'6") x 2.79m (9'2")

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

**Bedroom 3** 2.43m (8') x 1.99m (6'6")

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

### Bathroom

Fitted with a three piece suite, comprising a bath with shower over and a glass screen, pedestal wash hand basin, WC, tiled splashbacks, uPVC double glazed window to rear, single radiator, laminate flooring, ceiling lights.

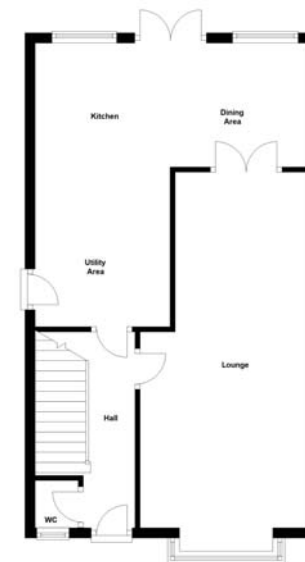
### Outside

The front of the property is mainly paved allowing for off road parking, leading to the garage. Gravelled area to the side with a path leading to the front entrance door with side gated access to the rear. Enclosed rear garden, comprising a patio and lawn area with mixed plants and trees.

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- Call today to arrange your free valuation -

Ground Floor



First Floor



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