

Duncombes Road, Coates, Whittlesey, PE7 2DS.



Kitchen



Lounge/Diner



Bedroom One



Conservatory



Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Green (94-100)			Blue (94-100) A		
Light Green (81-93)			Light Blue (81-93) B		
Yellow (69-80)			Yellow (69-80) C		
Orange (55-68)			Orange (55-68) D		
Red (46-54)			Red (46-54) E		
Dark Red (35-45)			Dark Red (35-45) F		
Black (1-34)			Black (1-34) G		
Not energy efficient - higher running costs	46	54	Not environmentally friendly - higher CO ₂ emissions	36	41

Energy Performance Certificate

Harrison Rose

Estate Agents Ltd

FOR SALE



Well presented three bedroom family home in Coates.

Duncombes Road, Coates, Whittlesey, PE7 2DS.

- SEMI RURAL LOCATION
- LOUNGE/DINER
- ENCLOSED GARDEN
- AMPLE OFF ROAD PARKING
- WORKSHOP

£210,000



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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.

Ground Floor

Kitchen 5.08m (16'8")max x 2.72m (8'11")

Entrance door ,kitchen fitted with a matching range of base and eye level units, cupboards with drawers, belfast sink, built-in electric double oven and four ring electric hob with extractor hood over, space for fridge, dishwasher and washing machine, uPVC double glazed window to side, double radiator, oak flooring, door leading to:

Dining Room 3.92m (12'10") x 2.68m (8'10")

UPVC double glazed window to front, oak flooring, telephone point, single radiator, open plan to the lounge.

Lounge 4.85m (15'11") x 3.67m (12')

Feature fireplace, TV point, stairs leading to first floor landing.

Bathroom

Three piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, uPVC frosted double glazed window to front.

Conservatory 3.00m (9'10") x 4.09m (13'5")

Surround windows, double door leading to enclosed garden.

First Floor

Landing

Doors leading to:

Bedroom 1 3.36m (12'1")max x 3.99m (13'1")max

UPVC double glazed window to rear, single radiator, telephone point, two built in storage cupboards.

Bedroom 2 2.72m (8'11") x 2.31m (7'7")

UPVC double glazed window to front, single radiator.

Bedroom 3 2.72m (8'11") x 2.40m (7'10")

UPVC double glazed window to front, single radiator.

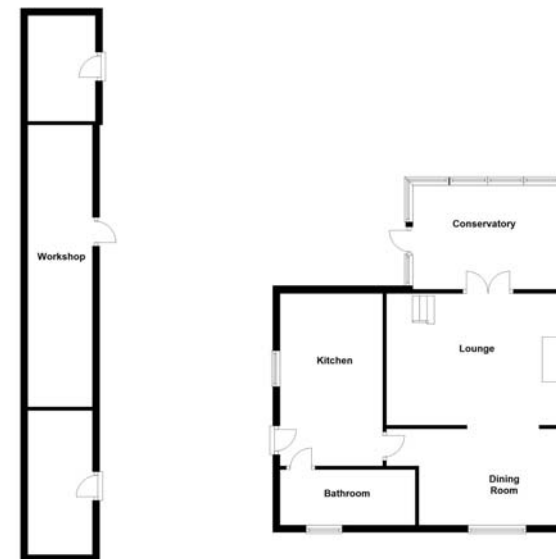
Outside

Gated access to the front with a mainly laid to lawn garden to the side, gravelled area leading to the entrance door. Gravelled pathway leading to enclosed garden, mainly laid to lawn, greenery, gate leading to wooden decking area. Workshop to side of the side of property with access to power and lighting and storage.

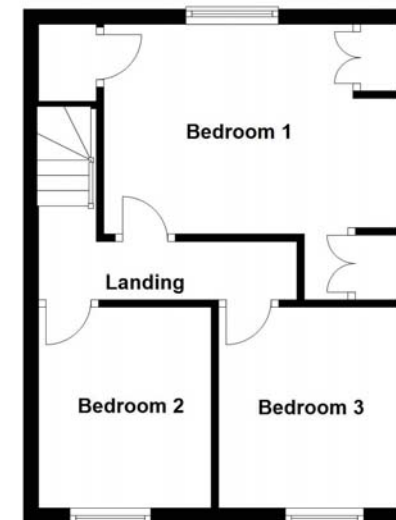
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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