

**Barnfield Gardens, Coates, Whittlesey, PE7 2DY.**



Kitchen/ Breakfast Room



Lounge



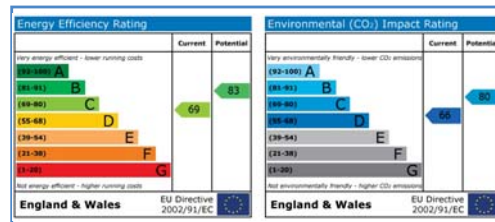
Bedroom



Bathroom



Garden



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 detached three bedroom home in Coates.

**Barnfield Gardens, Coates, Whittlesey, PE7 2DY.**

- IDEAL FIRST TIME BUY
- THREE BEDROOMS
- GARAGE & OFF ROAD PARKING
- ENCLOSED GARDEN
- NO FORWARD CHAIN

**£199,999**



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Ref: 1190

www.harrisonroseproperty.com

## Ground Floor

### Hall

Entrance door, single radiator, stairs to landing, doors leading to:

### Kitchen/Breakfast Room 3.39m (11'1") x 3.08m (10'1")

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1 +1/2 bowl sink with mixer tap, built-in electric oven with four ring gas hob, extractor hood over, space for dishwasher and washing machine, tiled flooring, single radiator, gas boiler, uPVC double glazed window to front, door to side of property.

### Lounge/Diner 5.06m (16'7") max x 4.34m (14'3") max

UPVC double glazed window to rear, single radiator, wooden flooring, TV point, coving to ceiling, uPVC double glazed double doors leading to rear.

### WC

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

## First Floor

### Landing

UPVC double glazed window to side, access to loft, airing cupboard, doors leading to:

### Bedroom 1 4.01m (13'2") x 2.69m (8'10")

UPVC double glazed window to front, built in wardrobe with double doors, single radiator, telephone point, coving to ceiling.

### Bedroom 2 2.88m (9'5") x 3.35m (11')max

UPVC double glazed window to rear, single radiator, TV point.

### Bedroom 3 3.35m (11') x 2.17m (7'1")

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

### Bathroom

Fitted with a three piece suite, comprising a bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, single radiator, tiled flooring, uPVC frosted double glazed window to side.

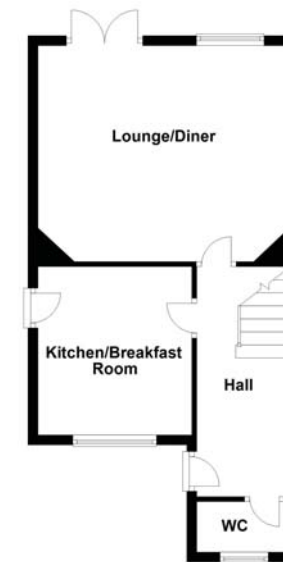
### Outside

The front of the property is mainly block paved allowing for off road parking and access to a up and over garage, pathway leading to entrance door with shrubs and bushes to the side, access to side gates leading to rear. Enclosed garden mainly laid to lawn, paved patio area, wooden decking area, a mixture of shrubs and bushes border, pathway leading to summer house with connected power and lighting.

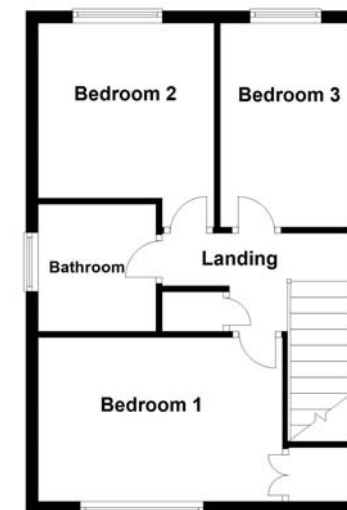
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- Call today to arrange your free valuation -

## Ground Floor



## First Floor



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