



Bell & Blake
SALES & LETTINGS

5 The Peacheries, Chichester, West Sussex, PO19 7TP

Asking Price £350,000

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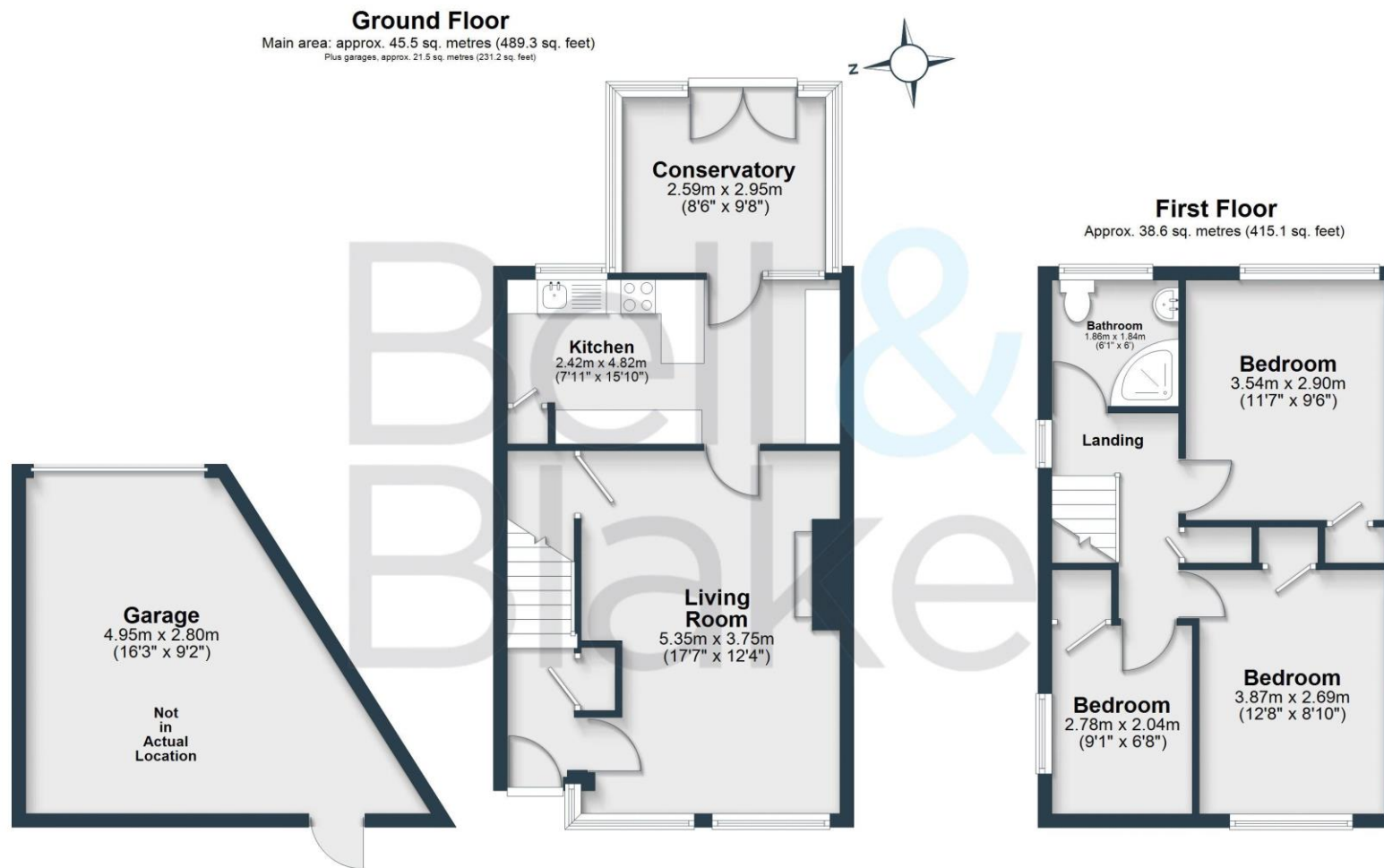


- › 3 Bedrooms
- › Large garage to the rear (big enough for a car)
- › Located just a short walk from the city centre
- › Kitchen breakfast room
- › Lounge
- › Conservatory
- › Cul-De-Sac location

Located just 10 minute walk from the city centre is this charming 3 bedroom semi-detached house. The property boasts 3 bedrooms and family bathroom to the first floor, Kitchen breakfast room, lounge and conservatory to the ground floor. Outside there is a South Easterly aspect rear garden and a large garage, big enough for a car. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: D





Main area: Approx. 84.0 sq. metres (904.4 sq. feet)
Plus garages, approx. 21.5 sq. metres (231.2 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| | www.epc4u.com | |

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk