



Bell & Blake
SALES & LETTINGS

17 Waxwing Walk, Chichester, West Sussex, PO20 2NA

Asking Price £450,000

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EPC A

- Stunning Detached House With Professionally Landscaped West Facing Rear Garden
- Excellent 'A' EPC rating
- 3 Bedrooms
- Contemporary Family Bathroom, Master With Ensuite And Downstairs WC
- Kitchen Diner Overlooking Rear Garden
- Lounge
- Driveway And Shed
- Quiet Location
- No Forward Chain
- Solar Panels

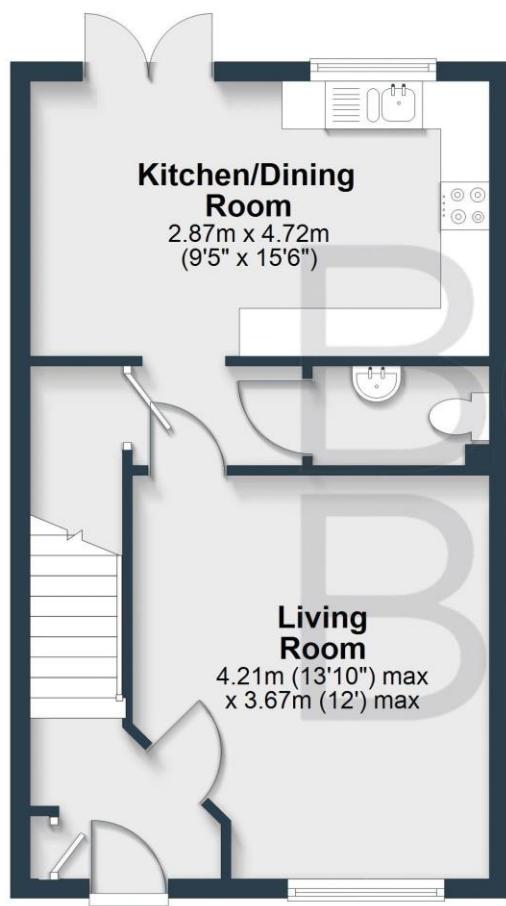
This immaculately presented detached house boasts a stunning westerly aspect, professionally landscaped rear garden. The property also boasts a kitchen diner, lounge, downstairs WC, 3 bedrooms, master with ensuite, contemporary family bathroom, driveway, solar panels and an outstanding 'A' EPC rating! The property is located in a quiet location just over a mile from the city centre. **NO FORWARD CHAIN.**

Council Tax Band: E



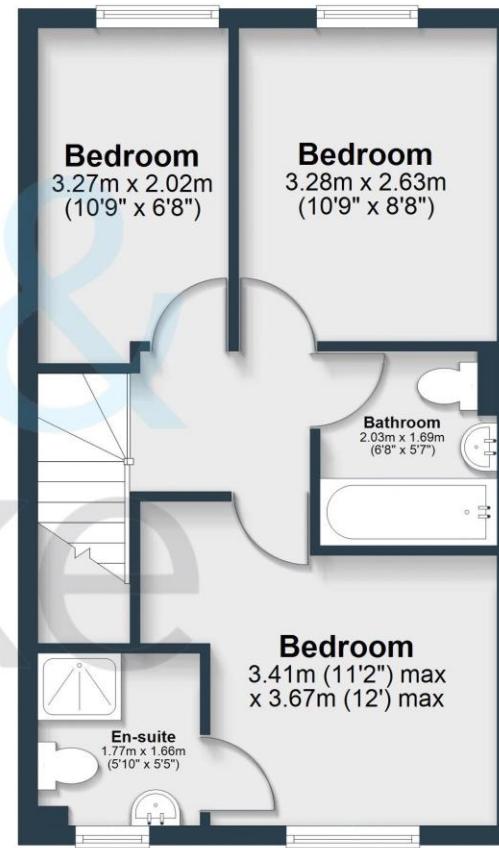
Ground Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)

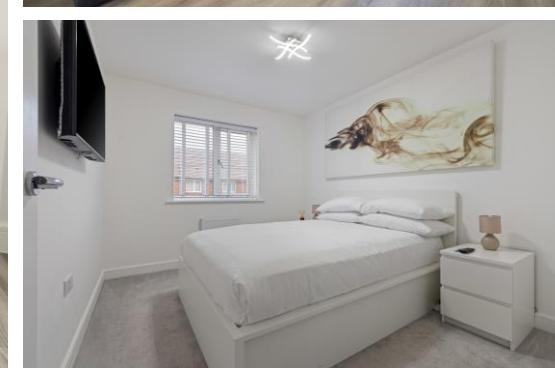
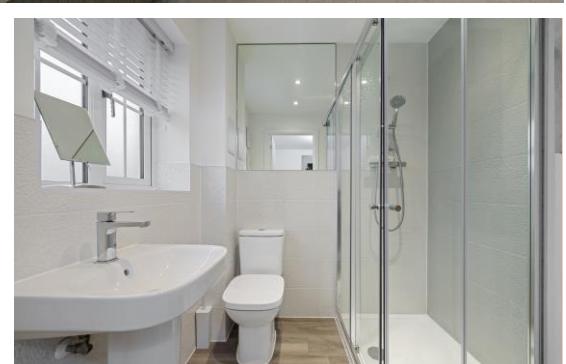


Total area: approx. 78.0 sq. metres (840.1 sq. feet)

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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 documentation 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.

To arrange a viewing call 01243 790674 [View details online at bellandblake.co.uk](http://bellandblake.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	93	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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			

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