



Orchard Avenue, Upper Belvedere
£435,000 Freehold



CHAIN FREE SALE Parris Residential are pleased to offer this three-bedroom semi-detached chalet house located in a popular residential road in Upper Belvedere, just along the road from Bedonwell Primary & Infant School. This family home offers plenty of scope for extending to the side, subject to the usual planning consents. Benefits include double-glazed windows in most rooms, a gas central heating system, and a fitted kitchen with washing machine and cooker included. There is also off street parking to the front. Easy access to loft storage space can be found off the second bedroom, which measures 28'3 x 5'4. To the rear is a neat & tidy garden with side access from the front.

EPC to be confirmed | Freehold | Council Tax band D





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.



porch

hallway 9'6 max x 4'7 (2.90m max x 1.40m)

lounge 13'8 inc bay x 10'9 (4.17m inc bay x 3.28m)

dining room 12'4 x 10'9 (3.76m x 3.28m)

kitchen 10'7 x 8'7 (3.23m x 2.62m)

lean to to side 18'7 x 5'8 (5.66m x 1.73m)

landing

bedroom one 12'4 x 12'4 (3.76m x 3.76m)

bedroom two 12'4 x 12'4 (3.76m x 3.76m)

loft storage space 28'3 x 5'4 (8.61m x 1.63m)

bedroom three - ground floor 9'0 x 6'7 (2.74m x 2.01m)

bathroom - ground floor 8'7 max x 6'6 (2.62m max x 1.98m)

Rear garden 53' approx (16.15m approx)

off street parking to front

