



35 Caernarvon Road | Chichester | PO19 7YD

Guide Price £299,000 Freehold



**hancock**

Lettings & Estate Agents



Caernarvon Road | Chichester | PO19

7YD

Guide Price £299,000

- No onward chain
- 3-Bedrooms
- Good sized garden
- Driveway parking
- Gas fired central heating
- Local amenities close by

This light and airy end terrace offers well-proportioned accommodation, has local amenities close by and is located at the end of a cul-de-sac.

#### Accommodation

On the ground floor there is an entrance hall which gives access to a good sized sitting/dining room. Beyond lies a fitted, kitchen/breakfast room which has access into the garden via a single door. On the first floor, off a central landing there are two double bedrooms and a single bedroom. The accommodation is completed by a bathroom, fitted with a large shower, wash basin and wc.

#### Outside

There is a good sized enclosed garden to the rear which is mainly laid to lawn and has access into the attached garage.



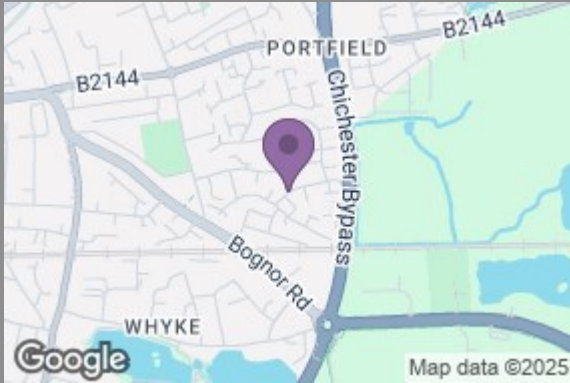
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### Location

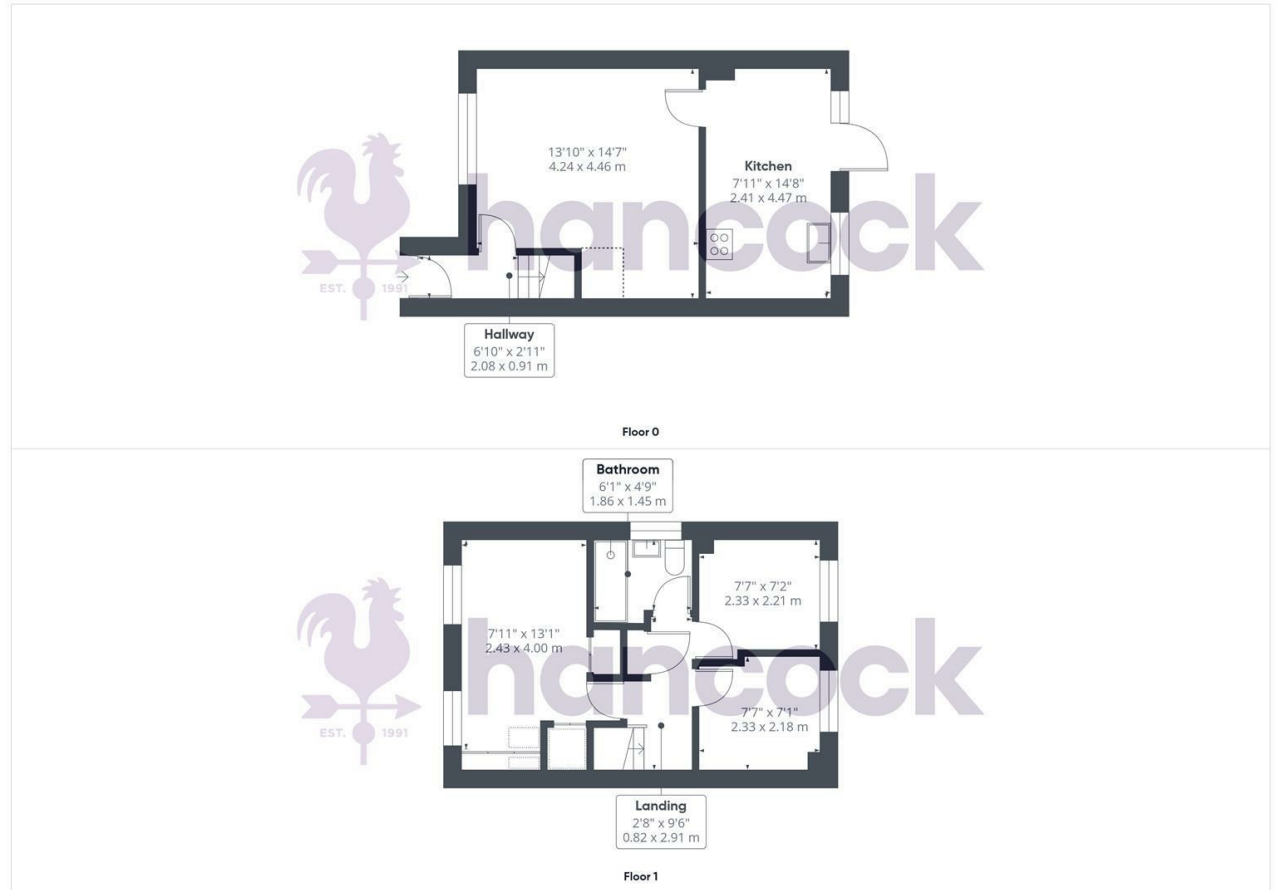
The property sits at the end of a quiet cul-de-sac with local amenities nearby. Amenities that include schools, shops and a number of green and open parks. Chichester's vibrant and historic city centre lies a short walk away and offers further shops, pubs, bars, restaurants and notable attractions such as The Pallant House Gallery and Festival Theatre. Chichester's mainline rail station provides links to London Victoria. Just north of the city lie the rolling foothills of The South Downs National Park and within is the popular Goodwood Estate. Just to the south of Chichester are the beaches of East and West Wittering and Chichester Harbours calm waters are popular with sailors and boaters.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>60</b>	<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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