



19 Whyke Close | Chichester | PO19 8BB

Guide Price £300,000



**hancock**

Lettings & Estate Agents



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- No Onward chain
- Corner Plot
- Wrap Around Garden
- Off Road Parking
- Council Tax - C
- Detached Bungalow
- Potential for Full Refurbishment
- Garage
- Close to Local Amenities

Set within a cul de sac location, close to local amenities, this detached bungalow offers a fantastic opportunity to create a wonderful home.

Upon entering, the hallway is at the centre of this property. The kitchen looks to the front, with a side door leading to a useful area for hanging coats and offers side access to the rear garden. There is a generous living room with glazed double doors to the rear garden. There are two double bedrooms with built in wardrobes. There is a further room offering versatility for another bedroom or study/dining room. A bathroom completes this property.

#### Outside

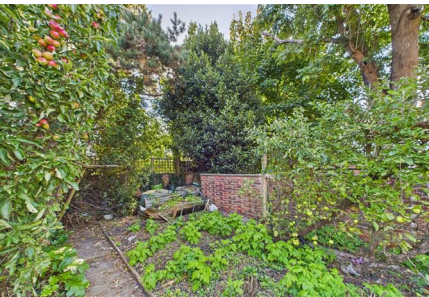
There is a garage and parking. The wrap around garden is partly laid to lawn with a vegetable patch and patio area. There is a green house and mature trees around the boundary.





what3words ///

tent.icons.blame



### Location

Whyke Close is located to the south east of Chichester's historic city centre and has local amenities close by. Amenities that include a primary school, local store, takeaway outlet and a children's pre-school. Chichester's vibrant city centre is a short walk away and offers many shops, cafes, pubs, restaurants along with notable attractions such as the Pallant House Gallery and Festival Theatre. The city's mainline rail station offers services to London Victoria. To the north of the city lie the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. To the south are the beaches of West Wittering and East Head.

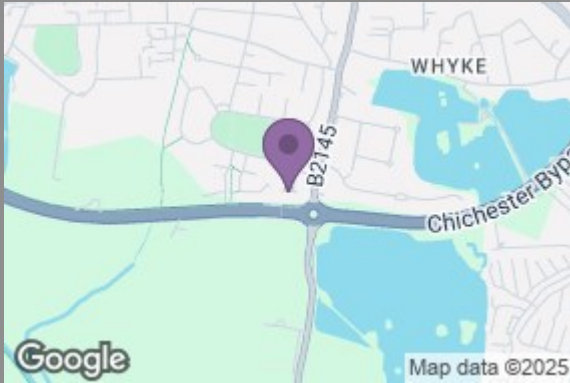
### Information

Tenure - Freehold


Council Tax Band – C

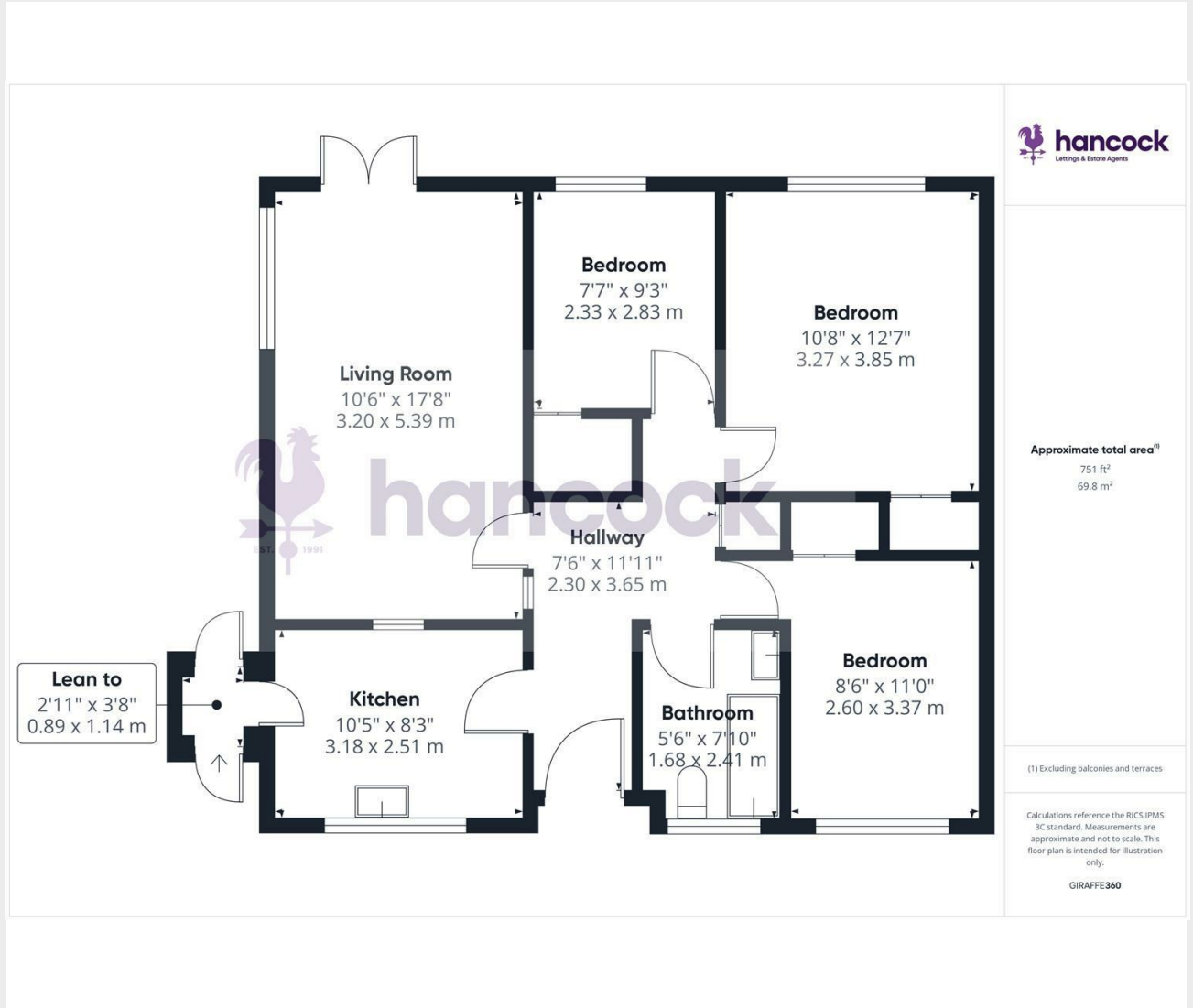
Broadband Speed - Up to 1000 Mbps

Mobile Coverage - EE, Three, O2, Vodafone



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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