



19 Giles Close, Yapton BN18 0LG

£260,000 Freehold



3 Bedrooms



1 Bathroom



2 Reception Rooms

*SW*

Sims Williams



## Key Features

- Mid Terrace House
- Close To Amenities
- Kitchen/Dining Room
- Sitting Room
- Ground Floor Cloakroom
- 3 Bedrooms
- Modern Bathroom
- Southerly Rear Garden
- On Street Parking

## EPC Rating

Current = D

Potential = B

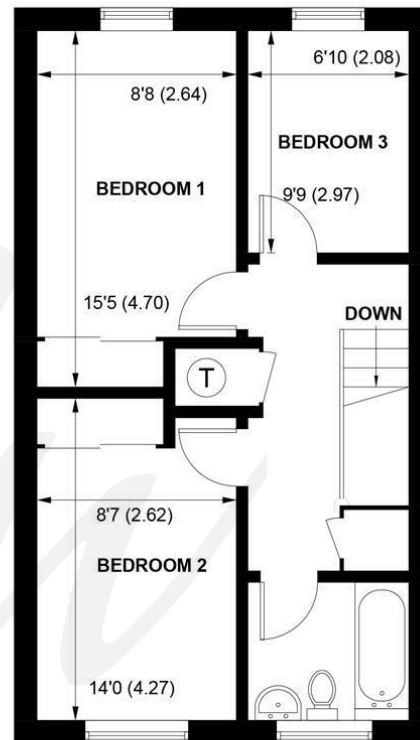
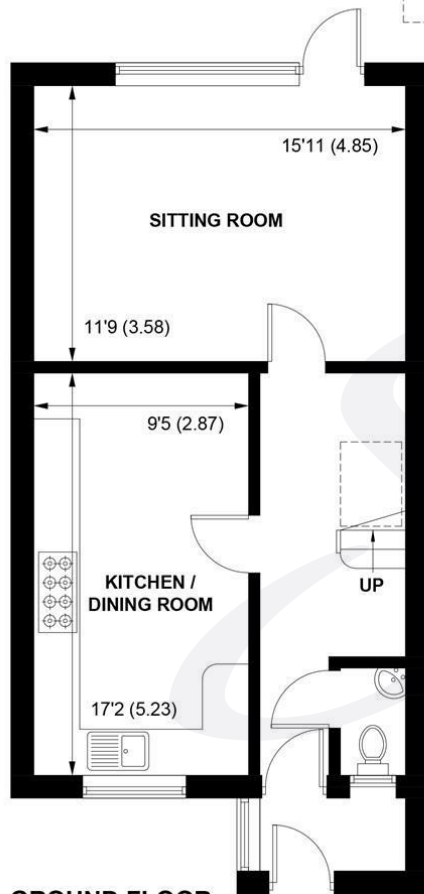
## Council Tax Band

Band = B

## Tenure - Freehold



= Reduced headroom below 1.5m / 5'0



APPROXIMATE GROSS INTERNAL AREA = 968 SQ FT / 89.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.