

CHARLES PECK

Sales • Lettings • Valuers



80 Baxendale Road, Chichester, PO19 6UN **Guide Price £350,000**

A well presented three bedroom terraced home with an enclosed west facing rear garden, garage and allocated parking, located a short distance from Chichester's vibrant city centre.

NO ONWARD CHAIN

Entrance hall | Living room | Kitchen | Three bedrooms | En suite shower room | Bathroom
| Gas central heating | Double glazing

Westerly facing rear garden | Garage | Allocated parking space

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

Baxendale Road is located on the northeast outskirts of the Cathedral City of Chichester and is near the city's hospital and university. There are local amenities close by which include a convenience store, a children's pre-school and parkland. The city's vibrant centre is only a short distance away and to the north, just outside the city, lie the rolling foothills of The South Downs National Park and within the Goodwood Estate.



Accommodation

The well-presented and light accommodation boasts a recently updated fitted kitchen, plantation shutters throughout and to the rear has a westerly facing aspect. On the ground floor there is an entrance hall, useful cloakroom and a large sitting/dining room with access into the garden via double doors and an updated kitchen located just off this space. The latter has bespoke units and a contemporary worktop. On the first floor there is a good sized en-suite master bedroom, a second double bedroom and a single bedroom currently used as a study and fitted with storage units and shelving. A family bathroom with a tiled floor completes the first floor accommodation.



Entrance hall

WC

Living room 20'0 x 18'8 (6.10m x 5.69m)

Kitchen 8'11 x 8'9 (2.72m x 2.67m)

Landing

Bedroom one 14'1 x 10'2 (4.29m x 3.10m)

En suite shower room

Bedroom two 14'5 x 8'10 (4.39m x 2.69m)

Bedroom three 8'10 x 6'11 (2.69m x 2.11m)

Bathroom



Outside

To the rear there is an enclosed, west facing garden which is laid to lawn and directly beyond there is an allocated parking bay and a garage with up and over door.

Tenure

Freehold.

Council tax band

D

General remarks

To view please telephone us on 01243 816666 to make an appointment.

Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.




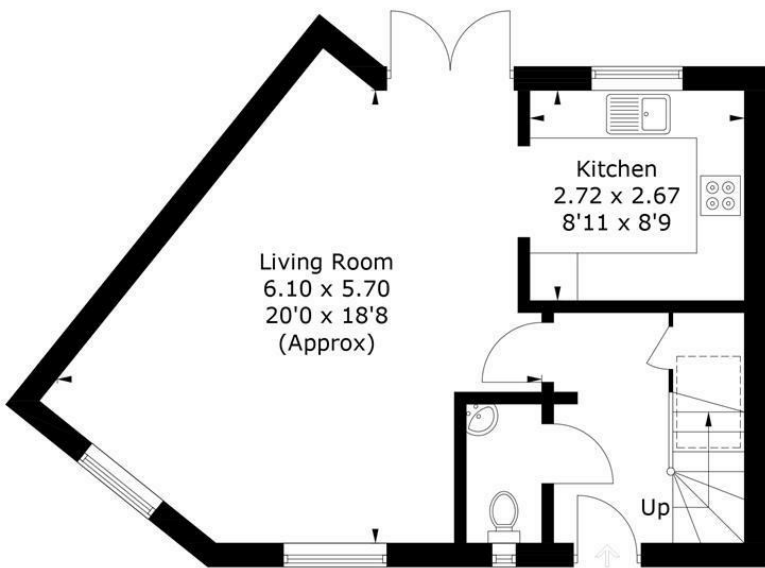
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	74
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Baxendale Road, PO19

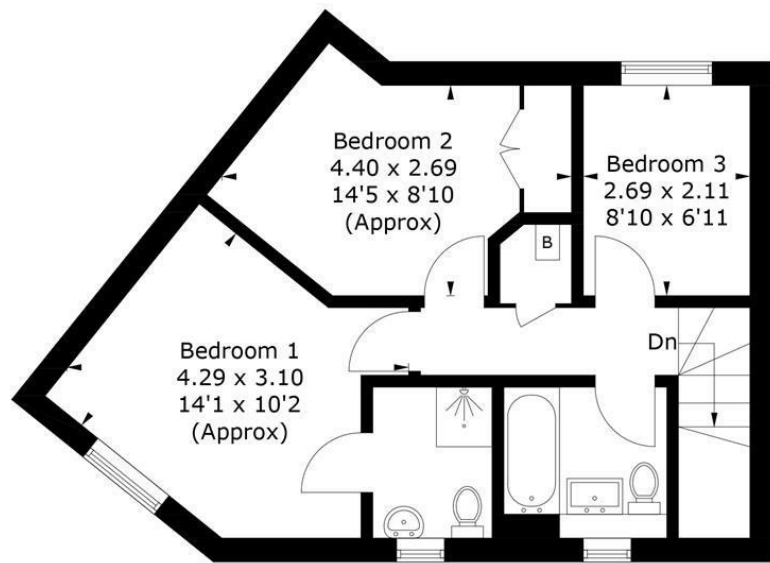
Approximate Gross Internal Area = 85.9 sq m / 925 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1060186)