



Bell & Blake
SALES & LETTINGS

115 Charles Avenue, Chichester, West Sussex, PO19 7HD

Asking Price £299,950

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PO19 7HD



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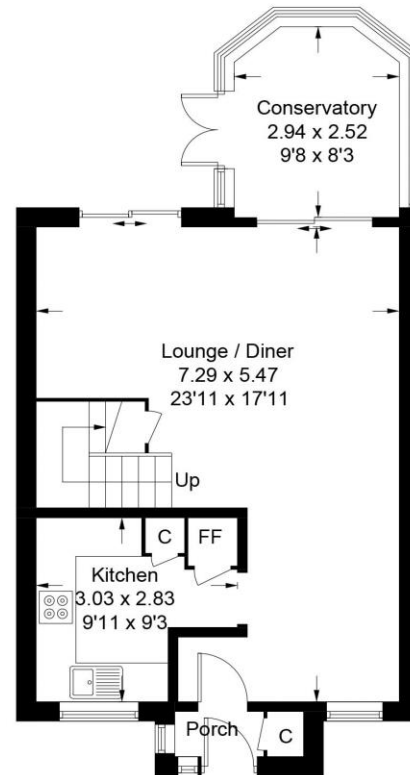
- › Corner Plot
- › Driveway and lean to brick shed
- › Conservatory
- › Rear garden with good level of seclusion
- › Cul-de-sac
- › Lounge diner
- › 3 bedrooms
- › Contemporary kitchen and bathroom
- › No forward chain.

Situated on a corner plot in a cul-de-sac location, is the beautifully presented end terraced property. The house boasts 3 bedrooms and modern family bathroom to the first floor, then fitted kitchen, lounge diner, entrance hall and conservatory to the ground floor. Outside there is a driveway to the front, then a rear garden offering a good level of seclusion, with lean to brick shed. NO FORWARD CHAIN.

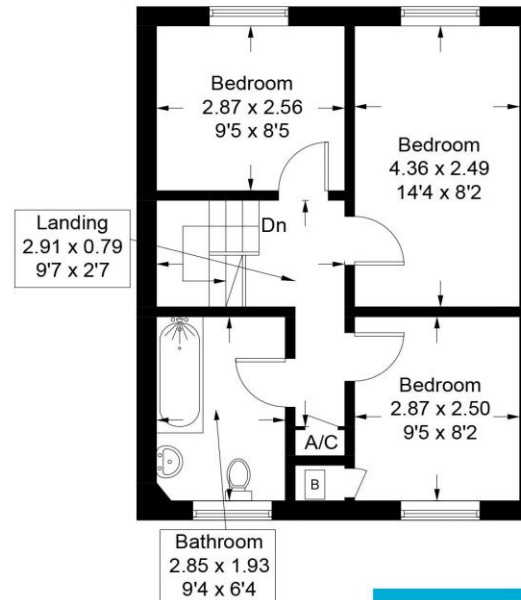
Council Tax Band: C



Charles Avenue



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 50.0 sq m / 538 sq ft
First Floor = 40.4 sq m / 435 sq ft
Total = 90.4 sq m / 973 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk