



Bell & Blake
SALES & LETTINGS

11 Flatt Road, Nutbourne, Chichester, West Sussex PO18 8SL

Asking Price £280,000

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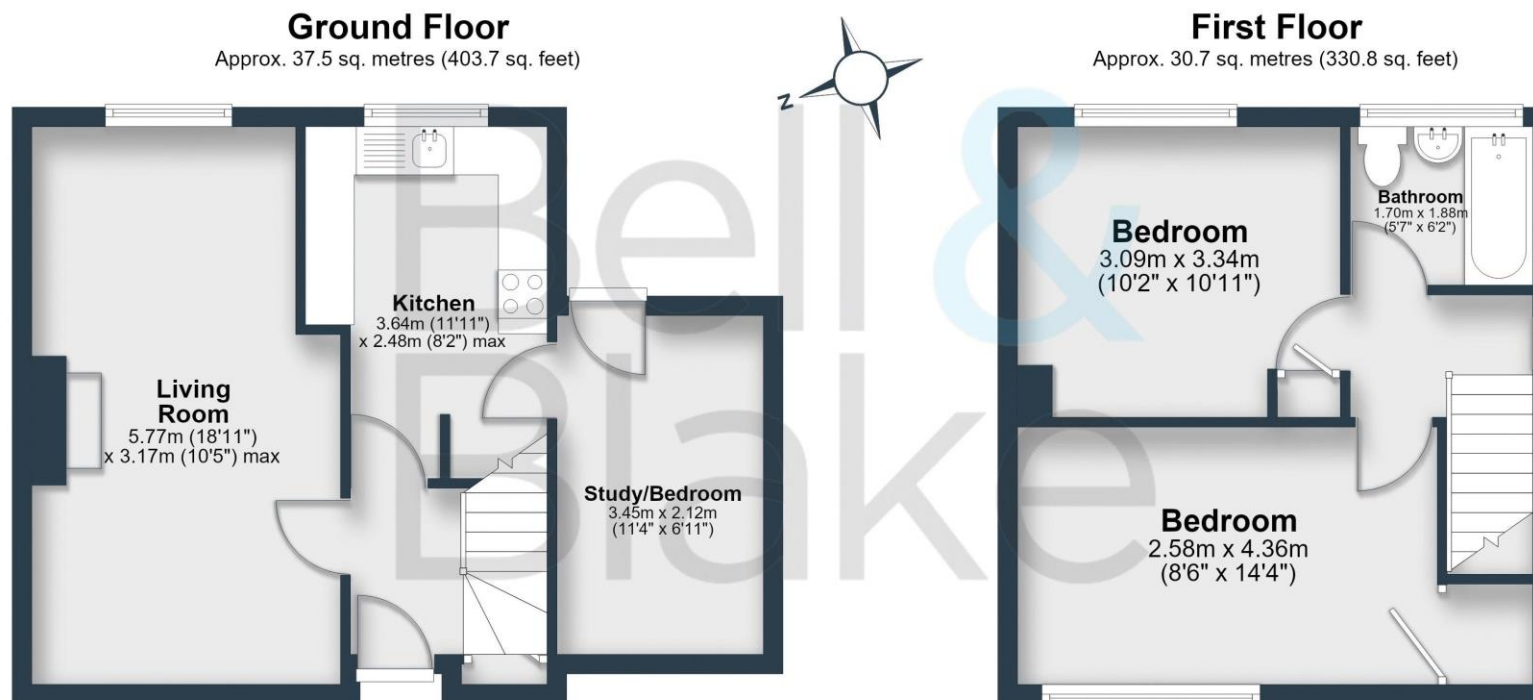


- › Semi-detached house on good sized plot
- › Cul-de-sac location
- › Nutbourne village
- › 2/3 bedrooms
- › Bathroom
- › Kitchen
- › Lounge diner
- › NO FORWARD CHAIN

This semi detached house sits on a good sized plot in a cul-de-sac location in the popular village of Nutbourne. The property boasts 2 bedrooms to the first floor and a family bathroom, then to the ground floor there is a lounge diner, a kitchen and study/possible bedroom 3. The property is double glazed and has gas fired central heating. There is a large garden to the rear with side access. NO FORWARD CHAIN.

Council Tax Band: C





Total area: approx. 68.2 sq. metres (734.4 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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