



4 Caernarvon Road | Chichester | PO19 7YB

Guide Price £265,000



hancock

Lettings & Estate Agents

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7YB

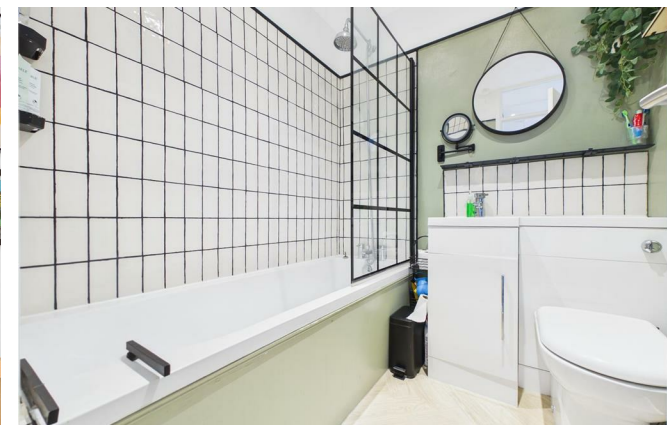
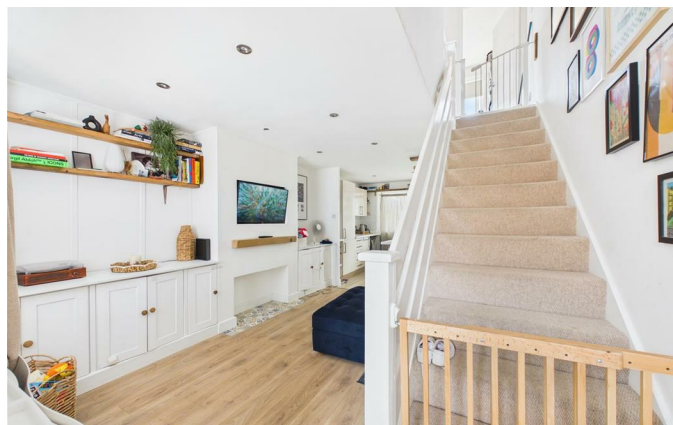
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- Open Plan Reception Room/Kitchen
- Two Good Sized Bedrooms
- Garden
- Conservatory
- Modern Bathroom
- Garden Office

Situated in a convenient residential location, this well presented two bedroom terraced home features a bright and contemporary open-plan lounge and kitchen, creating a sociable living space that is perfect for both everyday living and entertaining. To the rear, a conservatory provides additional versatile accommodation with views over the garden and direct access outside.

Upstairs, the property offers two well proportioned bedrooms and a modern family bathroom, finished to a high standard.

Externally, the enclosed rear garden provides a pleasant outdoor space for relaxing and entertaining, while the garden office offers an excellent solution for those working from home, pursuing hobbies or requiring additional flexible space.



what3words ///

tour.crunch.usual



Conveniently located within easy reach of Chichester city centre, local amenities and transport links, this attractive home combines practical living with modern comfort.

Additional Information :

Tenure : Freehold

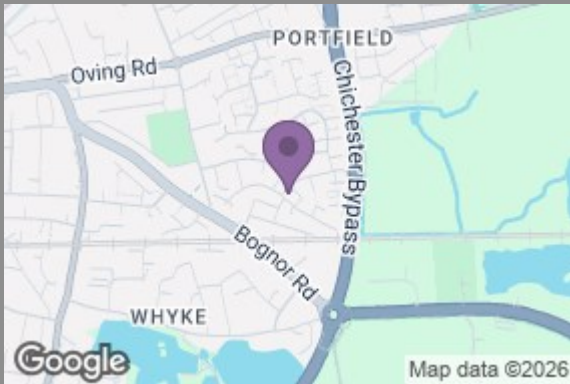
Council Band : C

EPC : C

Broadband : Up To 5500mbps

Mobile : Outstanding: EE, Three; Good: 02, Vodafone

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check. The cost of this check is £24 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(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	



Floor 0



Floor 1



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