

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



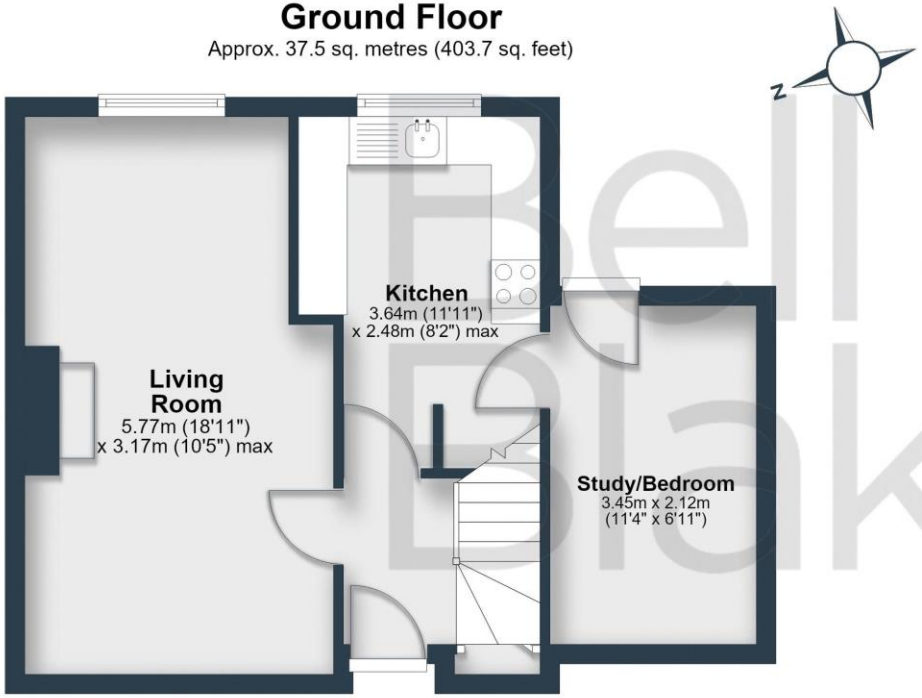


This semi detached house sits on a good sized plot in a cul-de-sac location in the popular village of Nutbourne. The property boasts 2 bedrooms to the first floor and a family bathroom, then to the ground floor there is a lounge diner, a kitchen and study/possible bedroom 3. The property is double glazed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

Council Tax Band: C

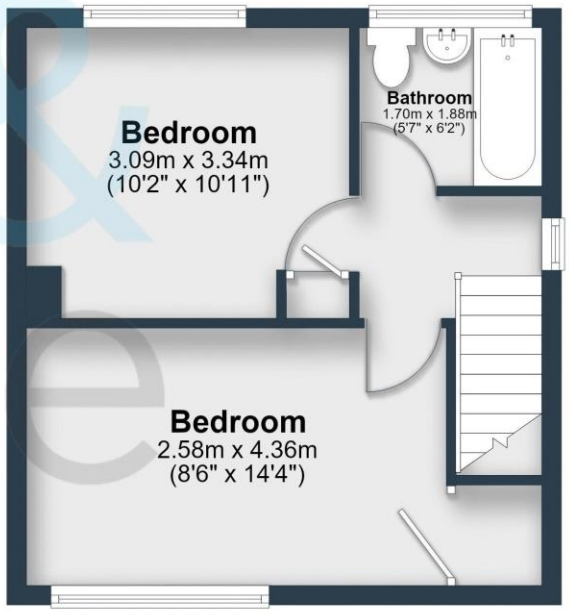
Ground Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.8 sq. feet)



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

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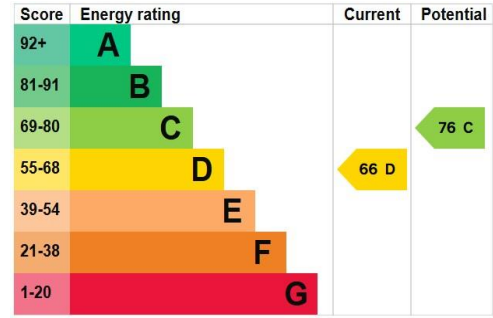











Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
66 D
76 C