



Woodlands Lane | | Chichester | PO19 5PF

Asking Price £317,500



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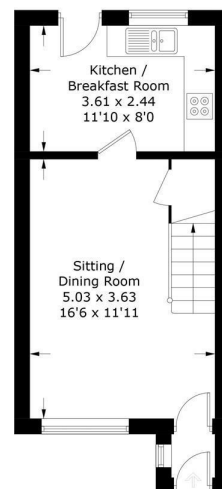
A two bedroom mid terrace house, constructed circa 1990, to the north/west of the city centre in an excellent position. It is now in need of updating and improvement. The front door opens to the sitting room which has a staircase to the first floor. At the rear, there is a kitchen/dining room and a door to the small and manageable north facing garden. On the first floor, in addition to the two double bedrooms, is a bathroom. The windows are the original wooden double glazed units and the heating is gas fired to radiators. The property is set between a house on one side and a coach house style apartment to the other. The garage is the third one to the left, beneath the neighbouring apartment, with off road parking in front. Freehold. Chichester District Council - Tax Band D. EPC D 68 (Potential C 74). NO ONWARD CHAIN.

- Two bedroom mid terrace house
- North/west of the city centre
- Large sitting/dining room
- Two double bedrooms
- Bathroom
- Garage
- Parking in front of garage
- NO ONWARD CHAIN

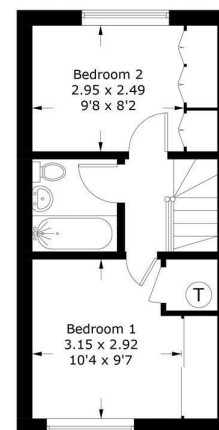


Woodlands Lane, PO19

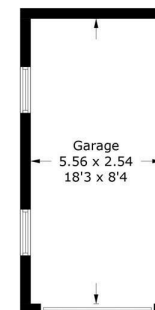
Approximate Gross Internal Area = 56.3 sq m / 606 sq ft
Garage = 14.1 sq m / 152 sq ft
Total = 70.4 sq m / 758 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1325123)

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

Council Tax Band **D**
EPC Rating **D**

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