



Bell & Blake
SALES & LETTINGS

52 Winden Avenue, Chichester, West Sussex, PO19 7UZ

Asking Price £450,000

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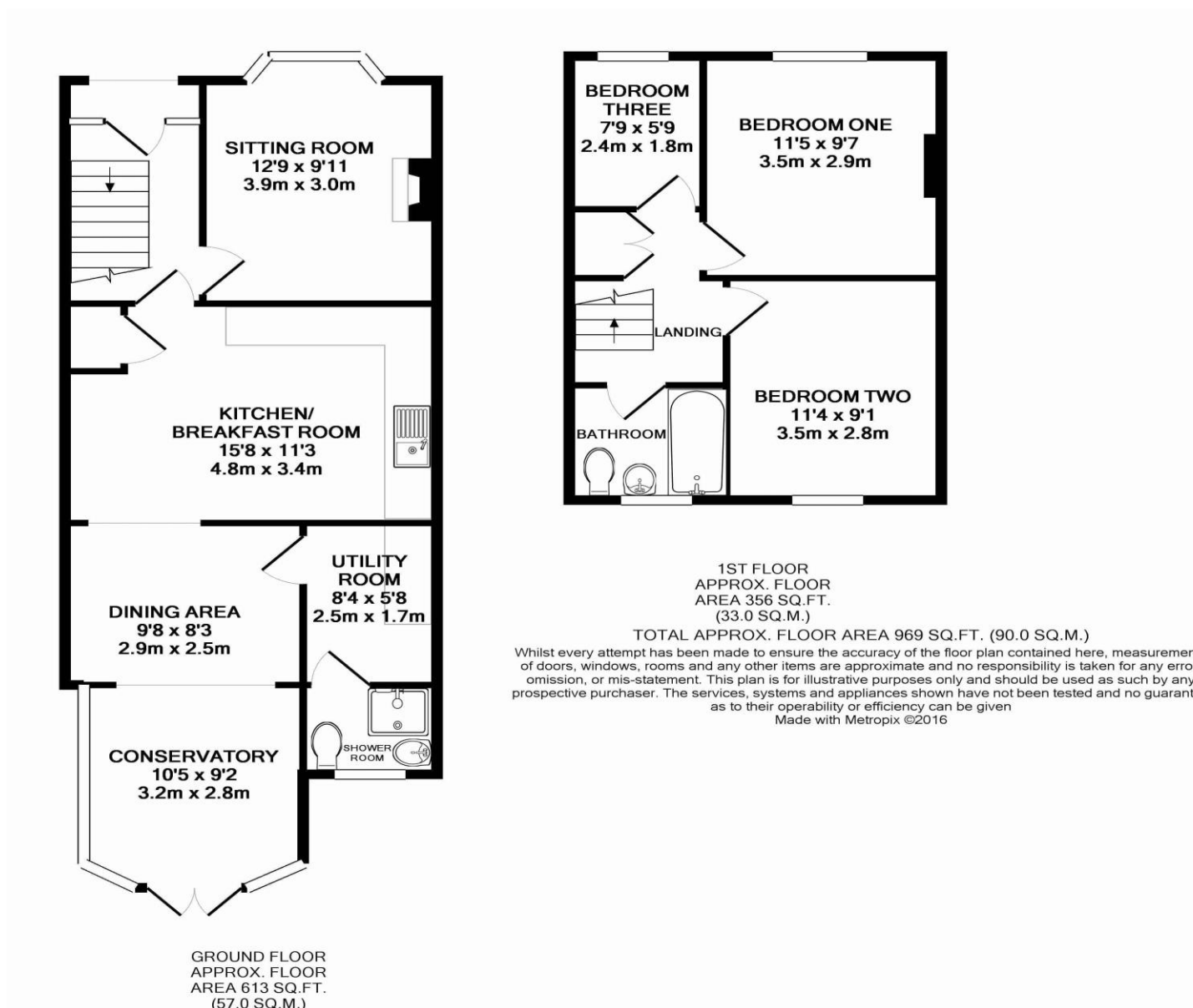
EPC

- › Well presented semi-detached house
- › Three bedrooms
- › Ground floor extension
- › Off road parking
- › Westerly facing garden
- › EPC - D

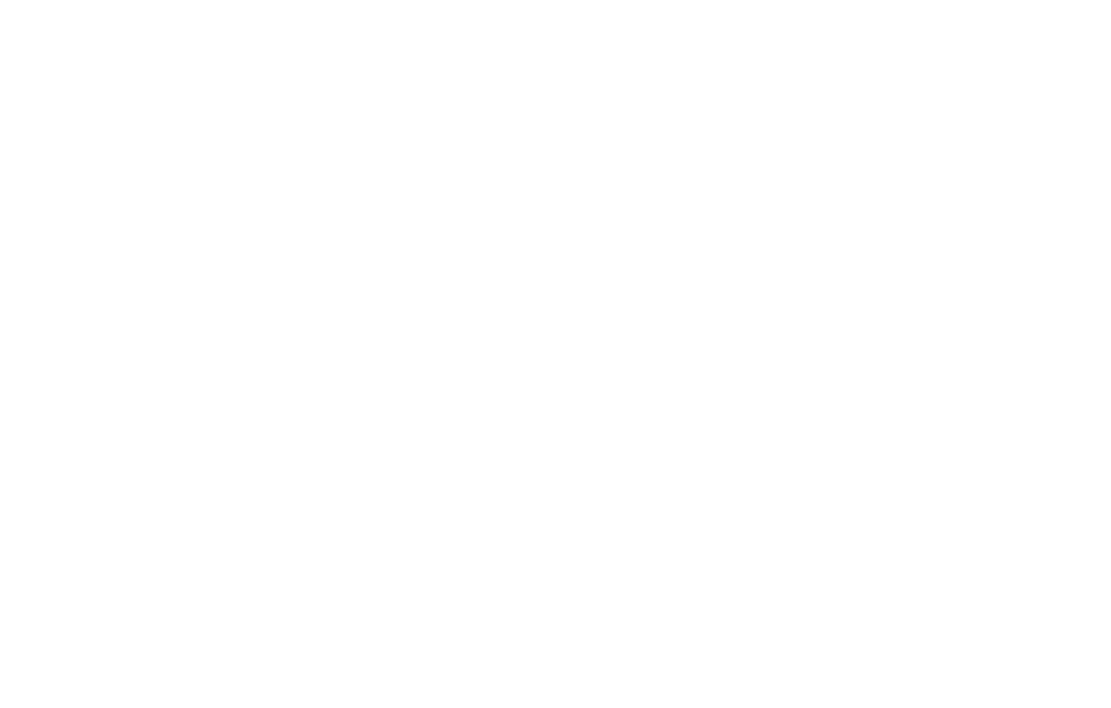
A well-presented bay fronted three bedroom semi-detached house with off road parking located close to the city centre and benefiting from a large ground floor extension. Situated in Winden Avenue the property has accommodation arranged over two stories briefly comprising a bay fronted sitting room, open plan kitchen/dining/conservatory, utility room and shower room on the ground floor and three bedrooms and a bathroom on the first floor. To the rear of the property there is a west facing garden and to the front a drive providing off road parking for two cars. Internal viewing recommended.

Council Tax Band: C





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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Reference:
winden

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC

Reference:
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