



**Bell & Blake**  
SALES & LETTINGS

52 Walnut Avenue, Chichester, West Sussex, PO19 3EF

Asking Price £450,000



## 52 Walnut Avenue, Chichester, West Sussex, PO19 3EF



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- › Extended semi-detached bungalow in Parklands (Just a short walk to the centre)
- › 2 Double bedrooms
- › 2 Reception rooms
- › Conservatory
- › Driveway
- › Westerly aspect rear garden
- › Bus stops and shops under 300m away
- › NO FORWARD CHAIN

This extended semi-detached bungalow is conveniently located in the popular Parklands area, under 300m from local shops and bus stops and walking distance of the city centre. The property boasts 2 double bedrooms, a lounge, a kitchen diner, conservatory, shower room, driveway, Westerly aspect rear garden and timber storage shed. An internal viewing is essential to appreciate all the property has to offer. NO FORWARD CHAIN.

Council Tax Band: D



## Ground Floor

Approx. 72.1 sq. metres (776.2 sq. feet)



Total area: approx. 72.1 sq. metres (776.2 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC
		WWW.EPC4U.COM

To arrange a viewing call 01243 790674 View details online at [bellandblake.co.uk](http://bellandblake.co.uk)