



4 Caernarvon Road | Chichester | PO19 7YB

Guide Price £265,000



**hancock**

Lettings & Estate Agents

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7YB

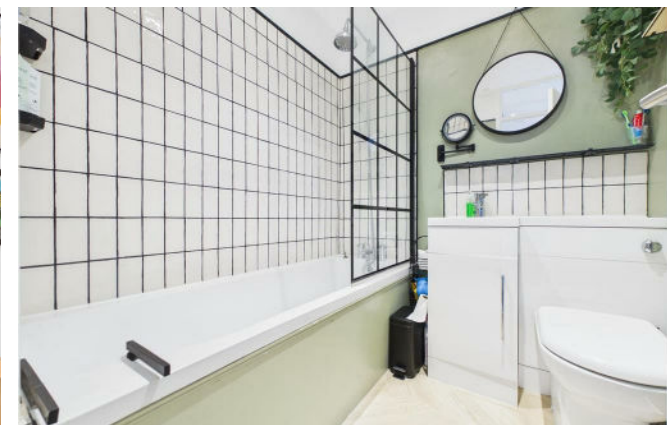
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- Open Plan Reception Room/Kitchen
- Two Good Sized Bedrooms
- Garden
- Garage in Block
- Conservatory
- Modern Bathroom
- Garden Office

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



There is also a garage located in a nearby block

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

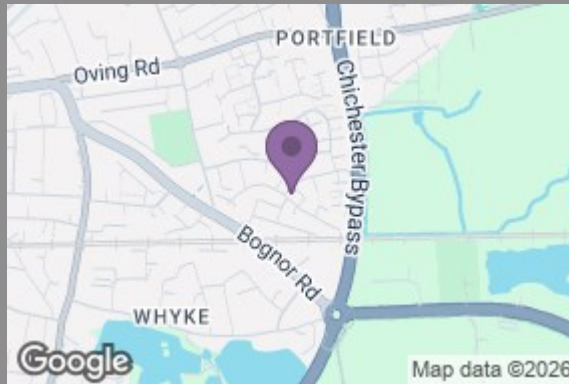
Council Band : C

EPC : C

Broadband : Up To 5500mbps

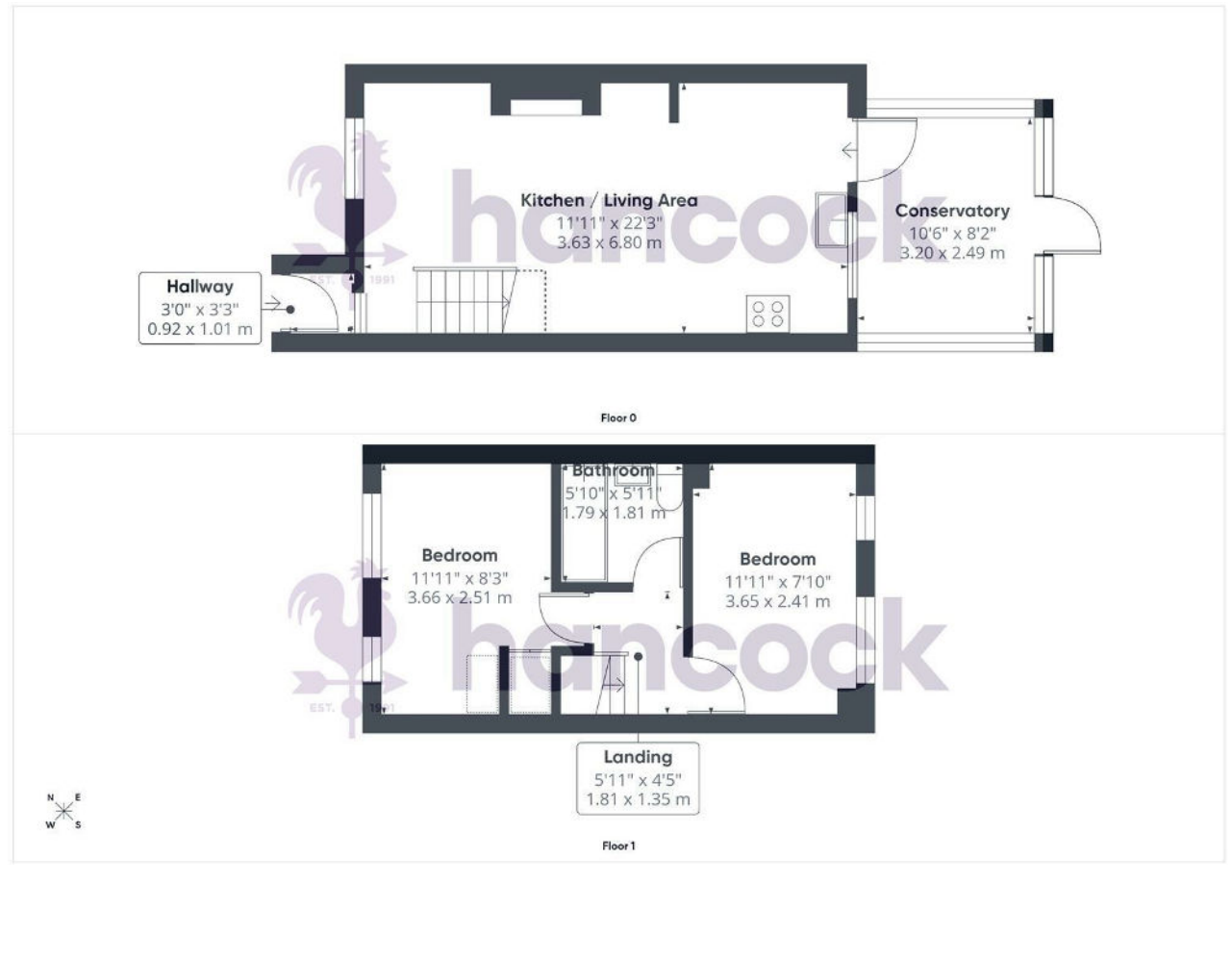
Mobile : Outstanding: EE, Three; Good: 02, Vodafone

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) <b>A</b>                          |           | <b>89</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            | <b>73</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  |



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