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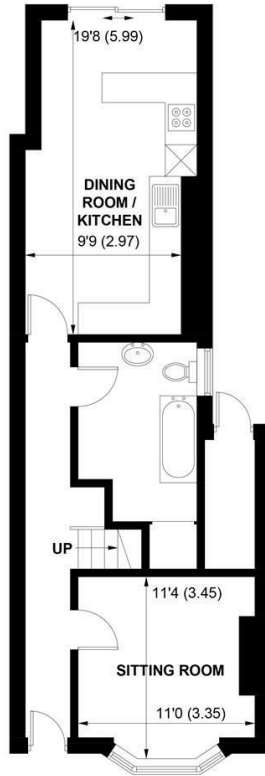
Sims Williams



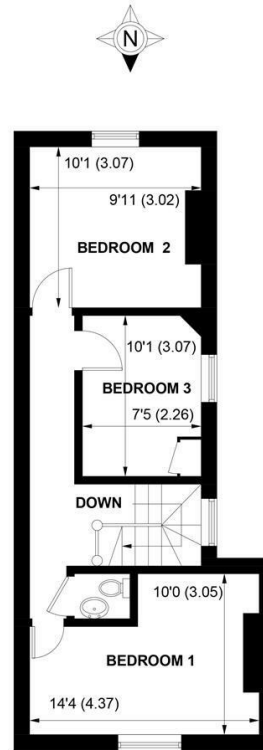
30, CALEDONIAN ROAD, CHICHESTER, WEST SUSSEX, PO19 7PQ







**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 975 SQ FT / 90.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©  
Produced for Sims Williams

# £385,000 Freehold

30, CALEDONIAN ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 7PQ

- Terraced House
- Recently Refurbished
- Sitting Room
- Bathroom/Utility
- Fitted Kitchen/Dining Room
- 3 Double Bedrooms
- Gardens
- Double Glazing
- Gas Fired Central Heating

## EPC RATING

Current = D

Potential = C

## COUNCIL TAX BAND

Band = C

A 3 double bedroom terraced house close to the city centre within the conservation area. The house has been updated with a modern fitted kitchen and there is a ground floor bathroom/utility.

There is a sitting room at the front with an open fireplace and laminate floors. From the hallway there are stairs to the first floor and doors into both the bathroom with white 3 piece suite plus space and plumbing for a washing machine and the kitchen/dining room. There are a good range of counter tops with cupboards and drawers under. Range of wall cupboards and gas and electric cooker points.

On the first floor there are 3 double bedrooms. The house has gas fired central heating and double glazing throughout.

Outside the rear gardens are mainly laid to lawn with rear pedestrian access via a gate to a rear passageway. The gardens are enclosed within a fenced boundary.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From Market Avenue turn into Caledonian Road and you will find the house on the right hand side after a short distance. as the road narrows.



