



St. Johns Close, Aldingbourne, Chichester, West Sussex, PO20 3TH

Situated in a cul-de-sac location, with good schools and amenities nearby. This spacious semi-detached house boasts 3 double bedrooms and large family bathroom to the first floor, entrance hall, downstairs WC with utility space, Kitchen and lounge diner to the ground floor. A landscaped garden to the rear and space for a large storage shed to the side of the property. No forward chain. The property would make a great home or buy-to-let investment.

£295,000

Accommodation

Entrance Hall

Double glazed door to front, under-stairs storage cupboard, further storage cupboard.

Downstairs WC & Utility

Double glazed window to front aspect, wall mounted boiler, WC, wash hand basin and plumbing and space for utilities.

Kitchen 9' 7" x 9' 5" (2.92m x 2.87m)

Double glazed window and door to rear, wall and base level units with worktops, one and a half bowl sink with drainer unit, 4 ring gas hob, built-in oven, free standing fridge freezer and wall mounted radiator.

Lounge Diner 21' 6" x 11' 4" (6.55m x 3.45m)

Dual aspect with double glazed window to front and double glazed sliding patio doors to rear, 2 x radiators and wood laminate flooring.

First Floor Landing

Stairs from Entrance Hall, shelved storage, loft access hatch and doors to first floor rooms.

Bedroom One 11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed window to rear aspect and radiator.

Bedroom Two 11' 5" x 9' 10" (3.48m x 2.99m)

Double glazed window to front aspect and radiator.

Bedroom Three 9' 8" x 9' 6" (2.94m x 2.89m)

Double glazed window to rear aspect and radiator.

Bathroom

Double glazed window to the front aspect, bath with shower over, extractor fan, chrome towel radiator, wash hand basin and close coupled WC.

Front Garden

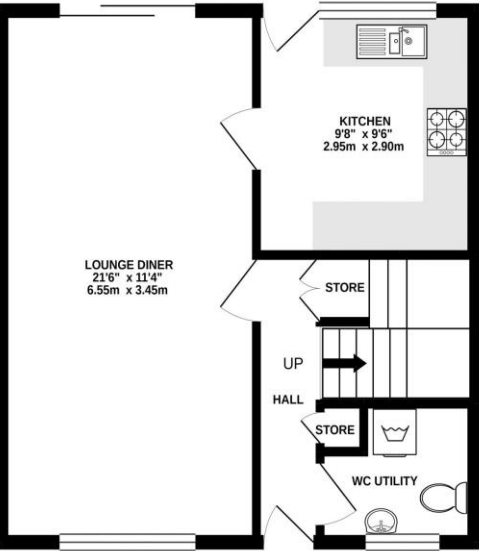
Mainly laid to lawn with path to front door, side gate to rear garden.

Rear Garden

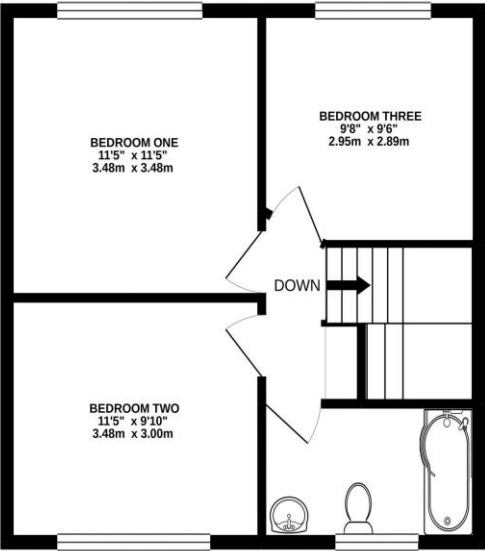
Mainly laid to lawn with patio at both ends and decking area. Space to the side of the property for a large shed.

Floorplan

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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