

SUMMARY

Semi-detached house

Popular Goring location

Three bedrooms

**Modern kitchen and
bathroom/w.c.**

Double glazed

Gas fired central heating

Through living/dining room

Viewing recommended

Council Tax Band - C



Location & Description

Robert Luff & Co are delighted to offer this three bedroom semi-detached house situated in Goring with its close proximity to amenities, including mainline railway station serving London, Brighton, Portsmouth and Southampton, shops and bus routes. The property has a porch, through living/dining room, modern kitchen and bathroom, double glazing and gas fired central heating. There are nice front and rear gardens and viewing is recommended.





Bathroom/w.c.

Panelled bath with screen and mixer tap and shower attachment, pedestal wash hand basin, low-level w.c., tiled walls, obscured double glazed window, radiator.

Front garden

Laid to shingle, flower and shrub borders, side access to rear garden.

Rear garden

Patio, lawn, decking to rear, flower and shrub borders, shingle areas, enclosed by panel fencing, water tap and rear gate.

ACCOMMODATION

Double glazed front door and window into:

Porch

door to:

Entrance Hall

Stairs to first floor landing, radiator, double doors into:

Living/Dining Room 23' 4" x 11' 5" (7.12m x 3.49m) reducing to 7'3" (2.22m)

Double glazed front window and rear double glazed patio doors giving double aspect and access to garden, TV & telephone points, two radiators, understairs cupboard with gas and electric meters.

Kitchen 8' 9" x 7' 1" (2.66m x 2.15m)

Measurements to include built in units. Matching range of floor and wall units with work top surfaces and inset single bowl sink unit with mixer tap, wall mounted gas fired central heating boiler concealed in unit, plumbing and space for slimline dishwasher, plumbing and space for washing machine, built in oven, hob and extractor, part tiled walls, double glazed window.

First floor landing

Access to loft space, wall mounted time control unit for central heating and timer controls. airing cupboard with hot water tank and slatted shelving.

Bedroom One 11' 4" x 8' 6" (3.46m x 2.59m)

Measurements not to include built in double wardrobe with hanging rail and shelf, double glazed window, radiator, TV point.

Bedroom Two 9' 9" x 8' 6" (2.96m x 2.59m)

Measurements not to include built in wardrobe with hanging rail and shelf, double glazed window, radiator.

Bedroom Three 6' 4" x 6' 0" (1.93m x 1.84m)

Double glazed window, radiator.





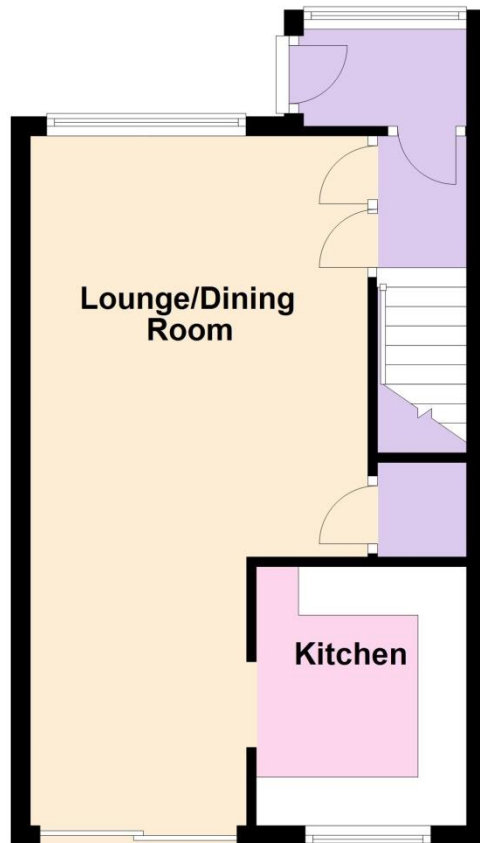
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		87
(81-91) B		
(69-80) C	68	
(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

FLOORPLAN

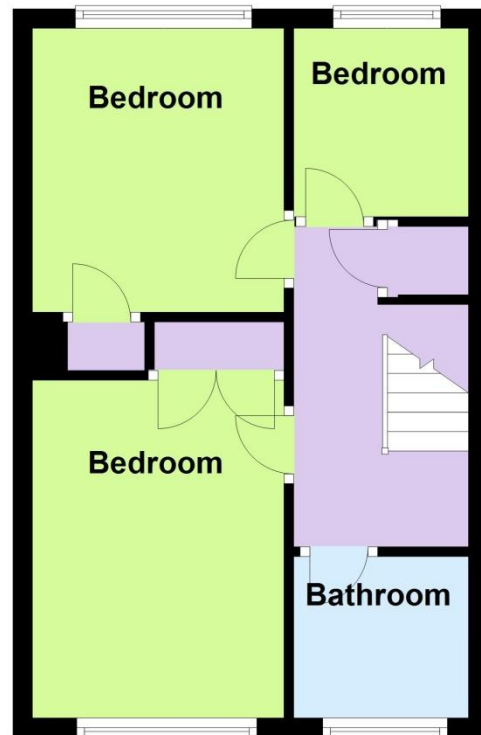
Ground Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.8 sq. feet)



Total area: approx. 65.8 sq. metres (707.7 sq. feet)

Agents Note

Potential buyers/tenants should be made aware that the measurements provided are for general guidance only and cannot be relied upon. We advise measurements are taken by you before ordering any carpets/furniture.

Whilst we try and make our property details fair, accurate and reliable they are only a general guide to the property and ask that if you have any questions regarding the property you contact us where we will be happy to answer but advise you to arrange a viewing for you to independently verify.