



10 Mulberry Gardens, Worthing, BN12 4NU  
Asking Price £320,000

and company  
**bacon**  
Estate and letting agents



We are delighted to offer to the market this Three bedroom terraced house in the sought after Goring-By-Sea area. The internal accommodation briefly comprises of, three sizable bedrooms. A lounge/dinner with a further separate kitchen. modern bathroom and a further added reception room ideal for home office/Gym. Externally you have a private driveway to the front. With a private a garden to the rear with a perfect combination of patio and artificial grass for the ideal low maintenance garden.

- Three Bedrooms
- Private Driveway
- Converted Garage
- Double Glazed Throughout
- Lounge/Diner
- Goring-By-Sea Location
- Gas Fired Central heating
- Viewing Highly Recommended



### Entrance Hall

Carpeted throughout. Radiator. Door providing access to storage cupboard.

### Converted Garage

5.9 x 2.4 (19'4" x 7'10")

Carpeted throughout. Two double glazed windows. Two double glazed doors. One providing access to front. One providing access to rear garden. Wall mounted combination boiler.

### Cloakroom

Wood effect flooring. Low level W/c with matching wash hand basin.

### Bedroom Three

3.1 x 2.7 (10'2" x 8'10")

Carpeted throughout. Radiator. Double glazed window.

### Stairs To;

### First Floor Landing

Carpeted throughout. Double glazed window.

### Kitchen

2.6 x 2.5 (8'6" x 8'2")

Modern kitchen suite briefly comprising of, roll edge

work surfaces. A range of matching wall and base units. Built in electric oven with four ring electric hob above. Extractor fan. Inset stainless steel sink. Space for various appliances. Part tiled walls.

### Lounge/Diner

5.8 x 3.4 (19'0" x 11'1")

Carpeted throughout. Two double glazed windows. Two radiators.

### Stairs To;

### Second Floor Landing

Carpeted throughout. Door providing access to storage cupboard housing a wall mounted radiator.

### Bedroom One

4.4 x 3.1 (14'5" x 10'2")

Carpeted throughout. Radiator. Double glazed window.

### Bedroom Two

3.4 x 2.1 (11'1" x 6'10")

Carpeted throughout. Radiator. Double glazed window.

### Bathroom

Part tiled walls. Panelled bath with shower attachment above. Inset vanity sink unit with storage cupboard

below. Low level W/c. Wall mounted heated towel rail. Frosted double glazed window.

### Outside;

### Front

Private driveway for one car.

### Rear

Private garden with artificial grass area and further patio perfect for seating area.

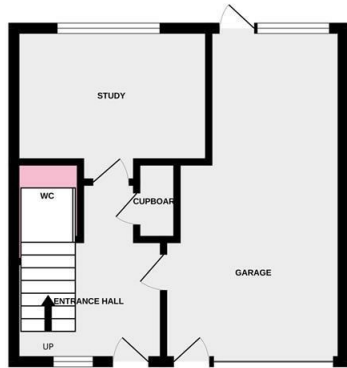
### Required Information

Council tax band: C

Draft version:

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

