

Harringworth Road, Goodwood

£325,000

A semi-detached property with PLANNING PERMISSION GRANTED for a single storey extension to the rear along with AMPLE off road parking. Providing an ideal family home.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Porch

With open aspect to entrance hall.

Entrance Hall

With stairs to first floor, radiator.

Sitting Room

19' 4" x 13' 2" (5.89m x 4.01m)

Measurement Narrowing to 10'10". With double glazed windows to the front and rear elevations, TV point, two radiators.

Kitchen Dining Room

16' 10" x 13' 8" (5.13m x 4.17m)

With double glazed window to the side elevation, double glazed French doors to the rear elevation, double glazed door to side lobby, sink and drainer unit, a range of wall and base units with work surface over, gas cooker point, plumbing for washing machine, wall mounted boiler, tiled floor, part tiled walls, radiator.



Shower Room

6' 9" x 5' 5" (2.06m x 1.65m)

With double glazed window to the rear elevation, wet room style shower, tiled walls, tiled floor, pedestal wash hand basin, low-level WC.

Side Lobby

With access to the front and rear elevations.

First Floor Landing

With double glazed window to the front elevation, storage cupboard.

Bedroom One

13' 2" x 10' 3" (4.01m x 3.12m)

With double glazed window to the rear elevation, picture rail, cupboard, laminate floor, radiator.

Bedroom Two

12' 5" x 9' 6" (3.78m x 2.90m)

With double glazed window to the rear elevation, built-in wardrobe, laminate floor, radiator.

Bedroom Three

12' 0" x 9' 4" (3.66m x 2.84m)

Measurement narrowing to 7'3". With double glazed window to the front elevation, built-in cupboard, picture rail, radiator.

Shower Room

6' 3" x 6' 1" (1.91m x 1.85m)

With double glazed window to the side elevation, tiled walls, tiled floor, shower cubicle, pedestal wash hand basin, low-level WC, heated chrome towel rail.

Front Garden

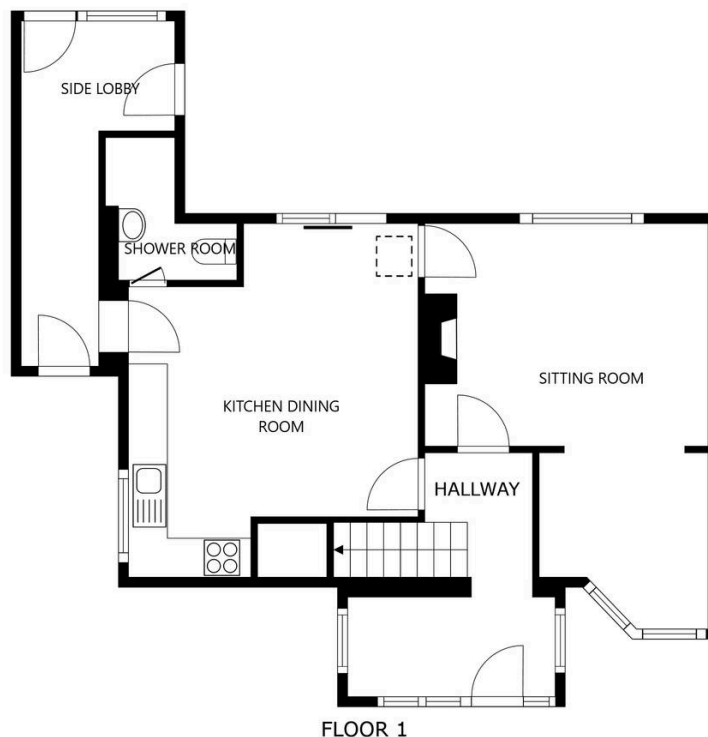
Walled frontage.

Rear Garden

With paved patio area, lawn, paved pathway, mature trees to rear, shed, fencing to perimeter.

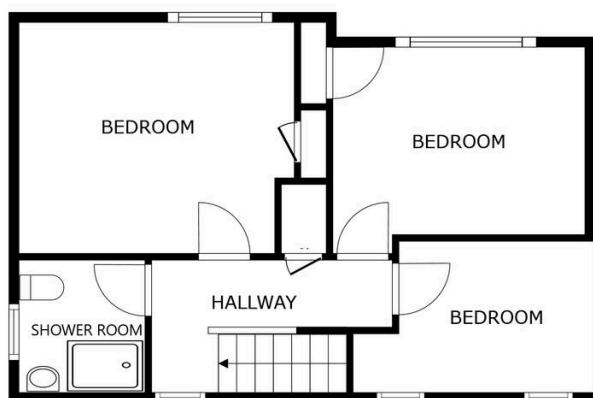
Driveway 5 Vehicles

Generous driveway providing off road parking.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.