



Patching Close, Goring-By-Sea

Asking Price
£325,000
Freehold

- Mid Terraced House
- Three Bedrooms
- West Rear Garden
- Driveway
- Open Plan Kitchen / Diner
- EPC rating - C
- FREEHOLD
- Gas Heating
- Council Tax - C
- Viewing Advised

A mid terraced house situated in good proximity to schools, shops, bus and train routes. The property is well presented and comprises of porch, living room, open plan kitchen / dining room. There is a modern shower room / w/c. Outside there is parking for two cars and a West facing rear garden. Viewing is recommended.

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Accommodation

Entrance Porch

Double glazed front door and windows, meter cupboard, door into;

Living Room 14'3" x 14'8" (4.36 x 4.49)

Measurements to include staircase, double glazed window, radiator, fireplace with electric inset fire, wall mounted controls, TV point, textured ceiling, double doors to

Kitchen/Dining Room 14'8" x 10'0" (4.48 x 3.056)

Measurements to include built in matching units, one and half bowl stainless steel sink unit inset to worktop with mixer tap, space and plumbing for washing machine, built in oven, hob and extractor fan, double glazed window and door into rear garden, radiator, smooth ceiling, under stairs storage.

Landing

Access hatch to loft space.

Bedroom One 15'9" x 8'6" (4.81 x 2.60)

Measurements to include built in cupboard housing wall mounted gas fired central heating combi boiler, double glazed window, radiator.

Bedroom Two 9'3" x 8'2" (2.82 x 2.50)

Measurements to include built in storage unit with hanging, radiator, double glazed window,.

Bedroom Three 10'10" x 6'0" (3.30 x 1.83 (3.29 x 1.84))

Measurements to include built in cupboard which houses storage and the bulkhead from the stairs, double glazed window, radiator.

Shower Room/w.c

Step in double shower cubicle with wall mounted shower, low level flush w/c, wash hand basin with storage below, obscured double glazed window, heated towel rail, tiled walls.

Driveway

Parking for two cars side by side.

West Rear Garden

Patio, artificial lawn. shed, water tap, rear gate.



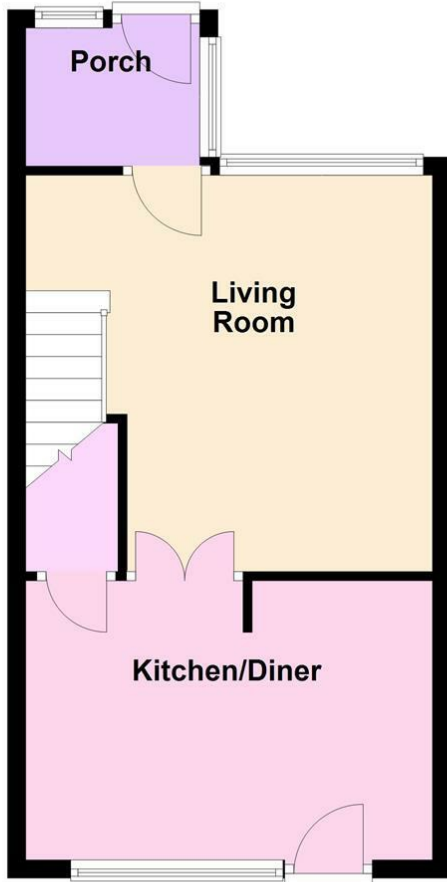
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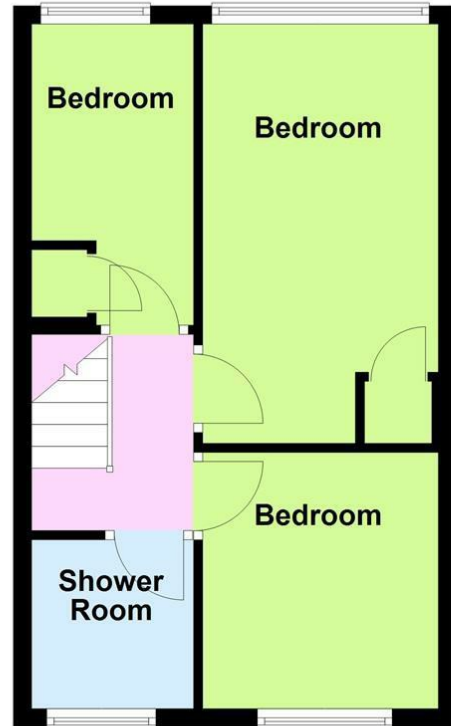
Ground Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



Total area: approx. 70.4 sq. metres (758.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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