



## Limbrick Lane, Goring-By-Sea,

Asking Price  
£360,000  
Freehold

- Semi Detached House
- Two Double Bedrooms
- Conservatory
- Garage
- West Garden
- EPC - TBC
- Kitchen / Diner
- Freehold
- Council Tax - Band - C
- Garage & Driveway

A two double bedroom extended semi detached house located in Goring. The property offers generous bedroom sizes, a large open kitchen room, private west garden and oversized garage too. It is located close to local schools, shops and transport links, ideal first home. Internal viewing advised.

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## Accommodation

### Entrance Porch

with double glazed front door and windows

### Entrance Hall

doors to

### Lounge 12'4" x 11'4" (3.78 x 3.46)

Feature fireplace with stone surround and hearth, double glazed bay window to front, wood flooring, radiator.

### Kitchen / Diner 18'8" x 7'8" (widening to 9'8") (5.71 x 2.36 (widening to 2.96))

Measurements to include built in units. Range of matching floor and wall units with inset composite sink with mixer tap over, integrated chest height double oven and grill, space and plumbing for washing machine and fridge/freezer, storage cupboard housing combi boiler, two double glazed windows to rear, tiled splash backs, laminate flooring, opening to;

### Conservatory 11'5" x 9'4" (3.50 x 2.85)

Part brick and part double glazed construction, polycarbonate roof, radiator, full height double glazed French doors to garden, laminate flooring,

### First Floor Landing

Double glazed window to side, storage cup offering hanging and shelving, loft access.

### Bedroom One 9'11" x 15'8" (3.04 x 4.80)

Measurements to exclude built in cupboard offering hanging and shelving, two double glazed windows to front, radiator.

### Bedroom Two 12'1" x 9'6" (3.69 x 2.92)

Double glazed window to rear, radiator

### Shower Room/w.c 4'11" x 6'5" (1.52 x 1.97)

Low level W.C, pedestal wash hand basin, double shower cubical with thermostatic shower and glass screen over, obscured double glazed window to rear, tiled walls, tiled floor, heated towel rail, extractor fan.

### Loft Room

Full boarded with power, lighting and a velux window, approached by a vertical ladder

### Garage 27'2" x 8'2" (8.29 x 2.50 )

Oversized, up and over electric main door, power and lighting, wooden board and felt roof, double glazed window to rear, part obscured double glazed door to garden.

### West Rear Garden

Mainly laid to lawn, raised decking section, garden shed, flower and shrub borders, fenced surround.

### Front Garden

Mainly laid to block paving with parking for multiple cars, access to garage, low level retaining front wall, flower and shrub borders.



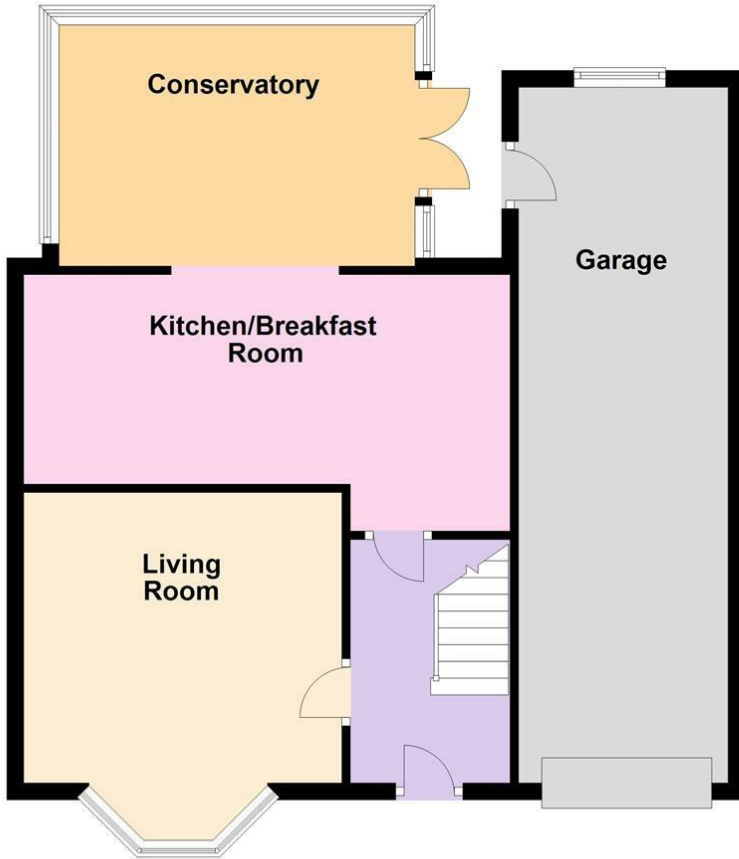
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**Ground Floor**

Approx. 69.4 sq. metres (747.2 sq. feet)



**First Floor**

Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 104.6 sq. metres (1125.7 sq. feet)

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

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

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