



Coleridge Crescent, Goring

Asking Price
£315,000
Freehold

- Terrace House
- Three Bedrooms
- Garage
- Conservatory
- Modern Finish
- Vendor Suited
- Freehold
- Council Tax Band - C
- EPC - C

We are pleased to present this three bedroom terrace house located in Goring. Living accommodation in brief comprises three bedrooms, a lounge/diner, separate kitchen, conservatory and garage accessed from the rear garden. Coleridge Crescent is located close to local schools, shops and transport link with mainline station a short walk away. Internal viewing advised, vendor suited.

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Accommodation

Entrance Porch

Double glazed construction with flat roof, part obscured double glazed front door, internal door to entrance hall with opening to lounge/diner, radiator and stairs to first floor.

Lounge / Diner 11'5" x 23'3" (3.48 x 7.11)

Feature fireplace with electric fire to front, radiator, engineered oak flooring, cupboard under stairs housing gas and electric meters, double glazed window to front, full height double glazed patio door to conservatory.

Kitchen 6'11" x 8'7" (2.13 x 2.63)

Measurements to include built in units with stainless steel sink with mixer tap over, space and plumbing for fridge/freezer, washing machine and freestanding cooker, double glazed window to rear, tiled splash backs, wood effect flooring.

Conservatory 8'10" x 13'3" (2.70 x 4.05)

Double glazed construction with double glazed roof, radiator, full height double glazed french doors to garden, vinyl flooring.

First Floor Landing

Loft access with pull down ladder (housing combi boiler, part boarded), storage cupboard offering shelving.

Bedroom One 8'5" x 11'4" (2.58 x 3.46)

Measurements to exclude built in cupboard offering shelving, radiator, double glazed window to rear.

Bedroom Two 8'5" x 9'8" (2.58 x 2.97)

Measurements to exclude built in cupboards, radiator, double glazed window to front.

Bedroom Three 6'0" x 6'3" (1.84 x 1.93)

Double glazed window to front, radiator.

Bathroom

White bathroom suite, low level W.C, pedestal wash hand basin with mixer tap over, shower cubical with thermostatic shower and glass screen over, part tiled and part aqua panel walls, heated towel rail, vinyl flooring, obscured double glazed window to rear.

Garage 16'3" x 7'7" (4.97 x 2.33)

Brick and wooden board construction with felt roof, up and over main door, power and lighting, personal door to rear garden.

Rear Garden

Mainly laid to patio, flower and shrub borders, access to garage via personal door, rear access to garden via gate to garage compound.

Front Garden

Mainly laid to lawn with flower and shrub borders, footpath to door.



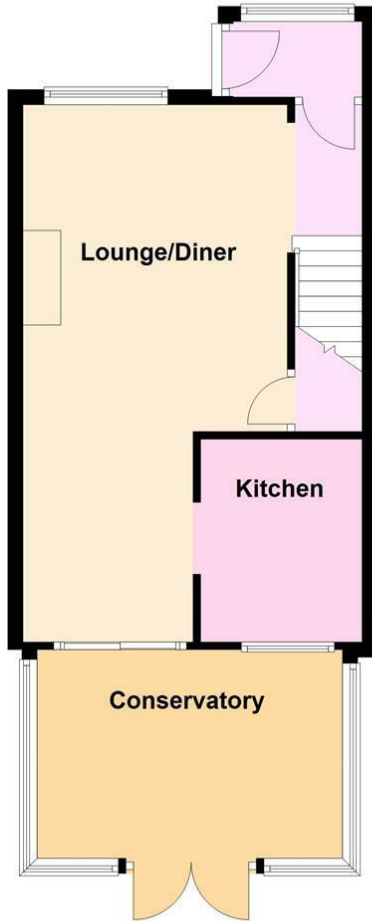
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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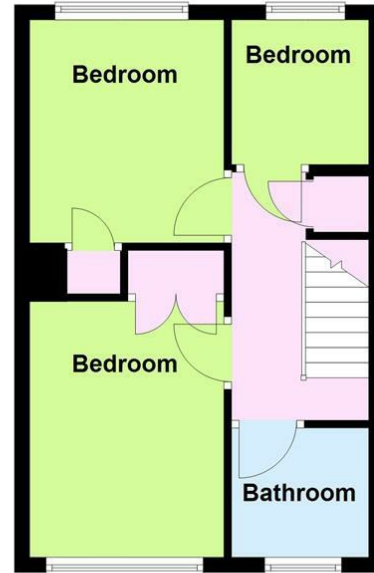
Ground Floor

Approx. 45.3 sq. metres (487.4 sq. feet)



First Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



Total area: approx. 77.1 sq. metres (830.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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