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E



Description

We are delighted to offer this extended semi-detached bungalow in popular Frobisher Way in Goring. The property sits on a generous sized plot, with gardens to three sides. Requiring modernisation, the property accommodation is as follows, to the front of the property there is a paved front garden, with off road parking for up to three vehicles and a garage. There are two double bedrooms, two reception rooms, kitchen, bathroom and separate WC. The rear garden is west facing, and mainly paved. There is also a side garden. Being offered for sale with no forward chain. The dining room could also be used as a third bedroom depending on preference. It is in good proximity to shops, amenities, bus routes and a mainline railway station. The sea can be found in just under 1.5 miles. Please call the Goring office to arrange a viewing.

Key Features

- Extended Semi Detached Bungalow
- Two Reception Rooms
- Garage
- Chain Free
- Council Tax Band - D
- Two Bedrooms
- West Facing Rear Garden
- Off Road Parking
- Freehold
- EPC - E



**Entrance Hall**

Kitchen
2.69 x 3.31 (8'9" x 10'10")

Dining Room/Bedroom Three
5.10 x 2.83 (16'8" x 9'3")

Lounge
5.42 x 3.69 (17'9" x 12'1")

Bedroom One
3.63 x 3.67 (11'10" x 12'0")

Bedroom Two
2.58 x 3.59 (8'5" x 11'9")

**Bathroom**

1.81 x 1.65 (5'11" x 5'4")

W.C
1.71 x 0.81 (5'7" x 2'7")

Garage
5.38 x 2.89 (17'7" x 9'5")

Front Garden
Off road parking for multiple cars.

Rear Garden
West Facing

Floor Plan Frobisher Way

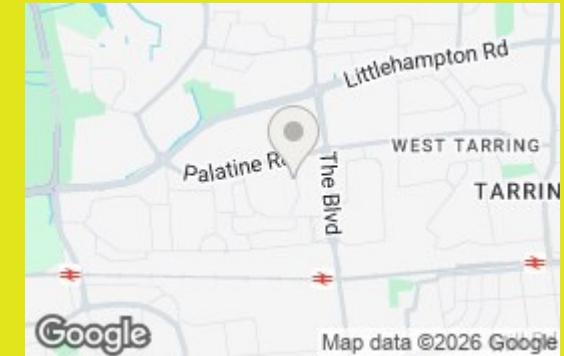
Floor Plan

Approx. 81.2 sq. metres (873.8 sq. feet)



Total area: approx. 81.2 sq. metres (873.8 sq. feet)

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Energy Efficiency Rating

Rating	Score Range	Description
A	(82 plus)	Very energy efficient - lower running costs
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	Not energy efficient - higher running costs

Current: 54

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current Potential
Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	Potential
(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	

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.

Robert Luff & Co