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### Summary

We are pleased to present this extended three bedroom terraced house located in Goring. The property offers good living space with three bedrooms and a bathroom upstairs and a lounge/diner, kitchen, conservatory and W.C downstairs. There is the benefit of a south garden, a garage located in the compound, double glazing and gas fired central heating. It is located close to local schools, shops and transport links with mainline train station a short walk away. The property is well presented throughout and would make an ideal first home or investment and is being offered with no ongoing chain, internal viewing advised.

### Key Features

- Terraced House
- Conservatory
- Garage
- FREEHOLD
- COUNCIL TAX - C
- Three Bedrooms
- Downstairs W/C
- Shower Room
- EPC RATING - D

## Description

**Porch**  
2'11" x 7'3"

**Lounge / Diner**  
23'3" x 11'4" (narrowing to 7'4")

**Kitchen**  
6'11" x 8'8"

**Conservatory**  
8'10" x 12'1"

**W.C**

**First Floor Landing**

**Bedroom One**  
8'5" x 13'0" (maximum)

**Bedroom Two**  
8'4" x 9'8"

**Bedroom Three**  
6'0" x 6'3"

**Shower Room**  
5'5" x 5'10"

**Rear Garden**

**Front Garden**

**Garage**  
16'4" x 7'6"

## Floor Plan



		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			
EU Directive 2002/91/EC			
England & Wales			

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.