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## Description

Robert Luff & Co are pleased to present this three double bedroom extended end terrace house located in a quiet close in popular south goring. The property offers three good sized bedrooms, family bathroom, separate W.C and large open plan living area that includes the kitchen with large island and bi-fold doors to the garden. Outside is a porcelain patio with large lawned area and side access, to the front is parking for two cars too. The property also has gas fired central heating and double glazing. It is located close to local schools, shops and transport links, internal viewing is advised.

## Key Features

- Semi Detached House
- Extended
- Open Plan
- Large Garden
- Freehold
- Three Bedrooms
- Downstairs W.C
- Parking
- Council Tax Band - B
- EPC - D



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Robert  
Luff & Co



#### Entrance Hall

#### Reception / Bedroom

4.06 x 3.61 (13'3" x 11'10")

#### Open Living Area

8.61 x 5.05 (28'2" x 16'6")

#### W.C

1.81 x 1.39 (5'11" x 4'6")

#### First Floor Landing

#### Bedroom Two

5.54 x 3.58 (18'2" x 11'8")



#### Bedroom Three

2.89 x 2.97 (9'5" x 9'8")

#### Bathroom

2.47 x 1.67 (8'1" x 5'5")

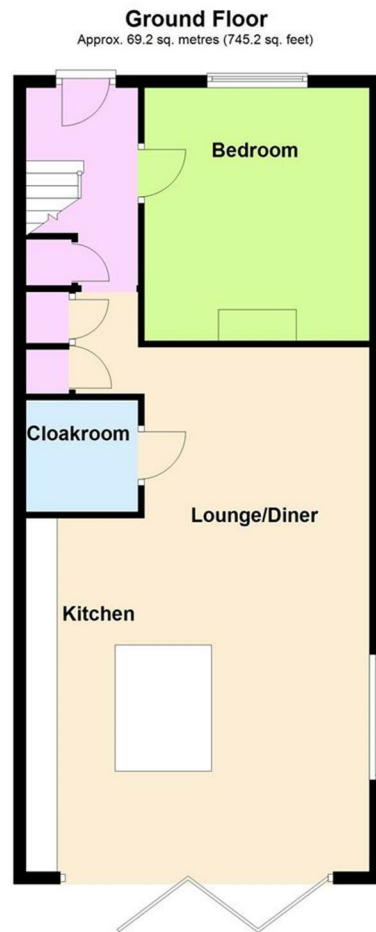
#### Rear Garden

Mainly laid to lawn with patio area, side access

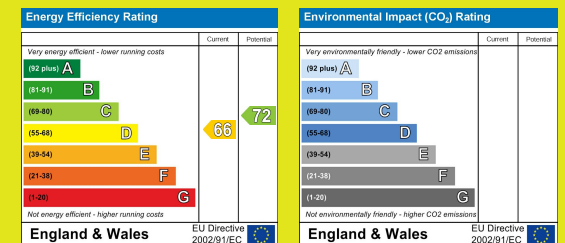
#### Front Garden

Off street parking for two cars

## Floor Plan Barrington Close



Total area: approx. 105.5 sq. metres (1135.2 sq. feet)



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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