

Boxgrove, Goring-By-Sea

Freehold - Asking Price £375,000



3



2



2



D



## Description

Robert Luff & Co are pleased to present this extended three bedroom semi detached house located in Goring. The property is positioned on a corner plot and has been extended to the side and rear, there are three bedrooms upstairs with a family bathroom. downstairs offer a good sized lounge, a kitchen/diner, conservatory and W.C. There is a low maintenance rear garden and plenty of parking to the front that leads to the garage with power, lighting and electric door too. The property is close to local schools, shops and transport links with mainline station a short walk away. The property is also being offered with no ongoing chain, internal viewing advised.

## Key Features

- Semi Detached House
- Extended
- Corner Plot
- Freehold
- Council Tax Band - C
- Three Bedrooms
- Garage
- Chain Free
- EPC - D



**Entrance Hall**

**1.09 x 2.74 (3'6" x 8'11")**

**Lounge**

**3.90 x 5.17 (12'9" x 16'11")**

**W.C**

**1.40 x 1.10 (4'7" x 3'7")**

**Kitchen / Diner**

**5.16 x 3.28 (16'11" x 10'9")**

**Conservatory**

**3.06 x 2.09 (10'0" x 6'10")**

**First Floor Landing****Bedroom One**

**3.14 x 3.87 (10'3" x 12'8")**

**Bedroom Two**

**2.78 x 3.52 (9'1" x 11'6")**

**Bedroom Three**

**1.99 x 2.96 (6'6" x 9'8")**

**Bathroom**

**1.87 x 2.31 (6'1" x 7'6")**

**Garage**

**8.40 x 2.78 (27'6" x 9'1")**

**Front Garden**

Drive with parking for multiple cars

**Rear Garden**

Low maintenance, walled surround

## Floor Plan Boxgrove



Total area: approx. 112.3 sq. metres (1208.8 sq. feet)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A				
(81-91)	B	85			
(69-80)	C				
(55-68)	D				
(39-54)	E				
(21-38)	F				
(1-20)	G	61			
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		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