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Summary

We are pleased to present this three bedroom terrace house located in a quiet close in Goring. The property is beautifully finished to a modern standard and would make an ideal first home or investment. Upstairs living accommodation in brief comprises two double bedrooms, a further single bedroom and family bathroom. Downstairs living includes a good sized lounge/diner and modern kitchen too.

Internally the property has a modern finish with fully fitted kitchen, contemporary bathroom and has been redecorated throughout. The garden is mainly laid to artificial grass with a resin patio to enjoy the sun and there is the benefit of direct access to the garage. Coleridge Close is positioned close to local schools, shops and transport links with mainline station a short walk away also. Internal viewing advised.

Key Features

- Terrace House
- Garage
- Well Finished
- Freehold
- Three Bedrooms
- Quiet Close
- EPC - C
- Council Tax Band - B

Description

Porch

5'2" x 3'4"

Lounge/Diner

23'3" x 11'4" (narrowing to 7'3")

Kitchen

8'8" x 7'0"

Landing

Bedroom One

13'2" x 8'5" (maximum)

Bedroom Two

11'11" x 8'5"

Bedroom Three

6'4" x 6'0"

Double glazed window, radiator, textured ceiling.

Bathroom

5'6" x 6'0"

Front Garden

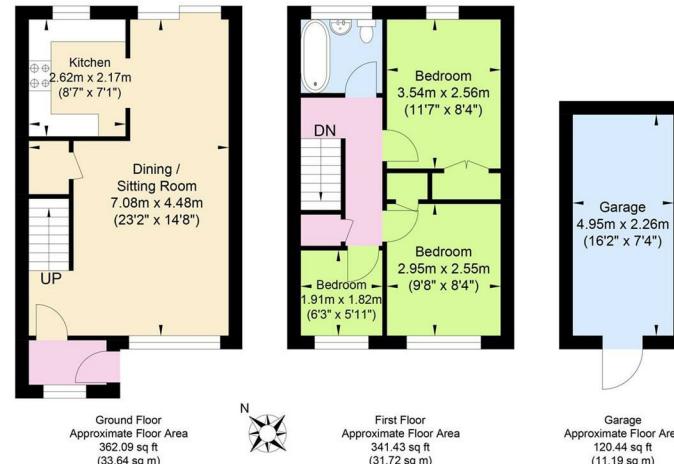
Rear Garden

Garage

16'3" x 7'6"

Floor Plan

Coleridge Close



Approximate Gross Internal Area (Excluding Garage) = 65.36 sq m / 703.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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			
EU Directive 2002/91/EC		90	74
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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.