



3



2



1



C



Description

Robert Luff & co are pleased to present this three bedroom terrace house located in South Goring. Accommodation comprises two double bedrooms, a single bedroom and a bathroom upstairs, Downstairs includes a lounge, dining area, kitchen and W.C. There is also the benefit of a large south facing rear garden, off road parking for multiple cars, double glazing and gas fired central heating. It is located close to local schools, shops and transport links with mainline train station a short distance away. Chain free.

Key Features

- Terrace House
- South Garden
- Downstairs W.C
- Freehold
- EPC - C
- Three Bedrooms
- Off Road Parking
- Chain Free
- Council Tax Band - B





Entrance Hall

Lounge
4.16 x 3.29 (13'7" x 10'9")

Dining Area
3.04 x 4.26 (9'11" x 13'11")

Kitchen
3.03 x 2.23 (9'11" x 7'3")

W.C
1.52 x 0.70 (4'11" x 2'3")

First Floor Landing

Bedroom One
4.07 x 2.95 (13'4" x 9'8")

Bedroom Two
3.19 x 3.04 (10'5" x 9'11")

Bedroom Three
2.02 x 2.41 (6'7" x 7'10")

Bathroom
1.74 x 1.70 (5'8" x 5'6")

Rear Garden
South facing, mainly to lawn, patio area, flower and shrub borders, garden shed, rear access via gate

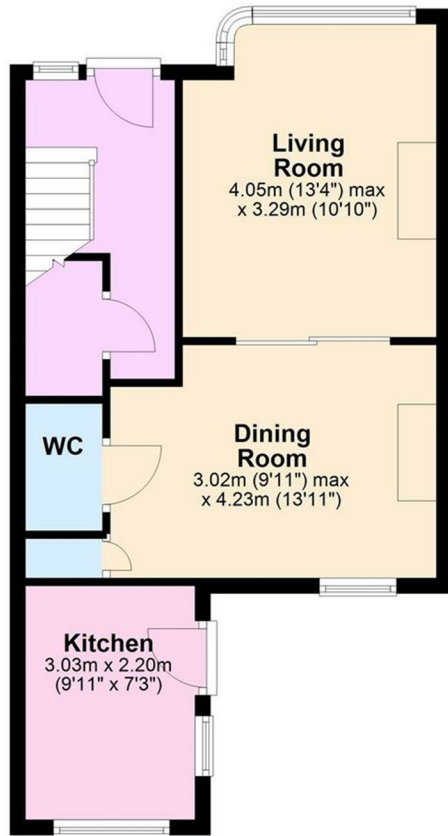
Front Garden
Hard standing with parking for multiple cars.



Floor Plan Ardingly Drive

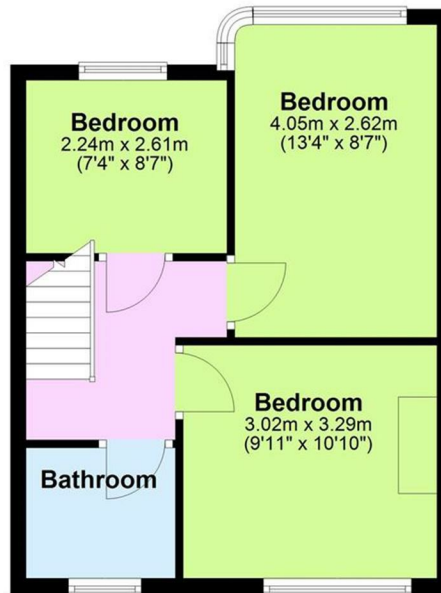
Ground Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 79.6 sq. metres (857.1 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			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.

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