



3



1



1



D



Description

Robert Luff & Co are pleased to present this three bedroom semi detached house located in Goring. Living accommodation comprises three bedroom upstairs and a family bathroom, downstairs accommodation includes a lounge / diner and kitchen. The property also offers a west facing rear garden, off road parking for multiple cars and garage located in a compound. The property is positioned close to local schools, shops and transport links with mainline station a short walk away.



Key Features

- Semi-detached house
- West Garden
- Well Presented
- Quiet Location
- Council Tax Band - C
- Three Bedrooms
- Large driveway
- Garage
- EPC - TBC
- Freehold





Entrance Porch
1.12 x 1.68 (3'8" x 5'6")

Living/Dining Room
7.07 x 3.48 (narrowing to 2.25)
(23'2" x 11'5" (narrowing to 7'4"))

Kitchen
2.13 x 2.63 (6'11" x 8'7")

Landing
Access to loft space.

Bedroom One
3.43 x 2.61 (11'3" x 8'6")

Bedroom Two
2.98 x 2.58 (9'9" x 8'5")

Bedroom Three
1.93 x 1.84 (6'3" x 6'0")

Bathroom
1.68 x 1.81 (5'6" x 5'11")

Front Garden
Mainly laid to hard standing with parking for multiple cars, side access to rear garden

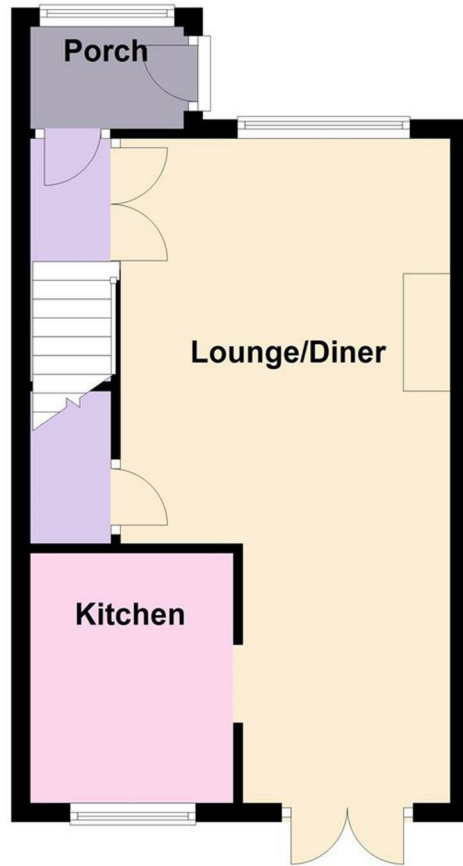
Rear Garden
West facing and mainly laid to lawn, patio area, garden shed, flower and shrub borders, rear access gate

Garage
5.0 x 2.3 (16'4" x 7'6")
In a nearby compound with vehicle access via Coleridge Crescent. With up and over main door

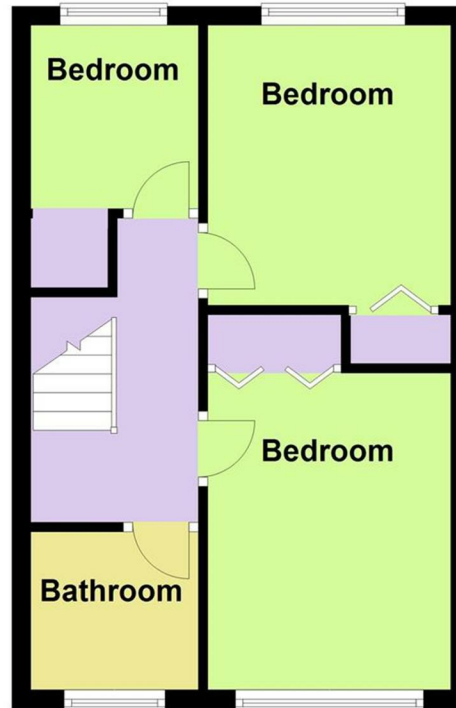


Floor Plan Coleridge Road

Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	63	84	61

Energy Efficiency Rating: 84 (Current), 63 (Potential). Environmental Impact (CO₂) Rating: 84 (Current), 61 (Potential).

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.

robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co