Robert Luff & Co

Coleridge Crescent, Goring, Worthing

Freehold - Asking Price £315,000

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Description

We are delighted to offer this well presented End of Terraced House being sold with no forward chain. It is in a great position for schools, shops, mainline train station serving London, Brighton & Southampton and the sea is just about 1.4 miles away. The accommodation in brief is living/dining room, modern fitted kitchen, three bedrooms, bathroom/w.c. The is a driveway to the front providing off road parking and other benefits are double glazing and gas central heating. Internal viewing is recommended



Key Features

- End of Terraced House
- No Chain
- Modern Finish
- Freehold
- Goring location
- Three Bedrooms
- Off Road Parking
- EPC Rating - D
- Council Tax Band - C
- Viewing Advised





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Porch
Double glazed windows and door and further front door leading into

Entrance Hall
Radiator, stairs to first floor

Living / Dining Room
7.13 x 2.24>3.46 (23'4" x 7'4">11'4")
Two radiators, double glazed window, hardwood flooring, double glazed double door leading into the garden, understairs storage with gas and electric meters

Kitchen
2.12 x 2.64 (6'11" x 8'7")
Measurements to include built in units, single drainer sink unit, rinser unit, units and drawers under and over worktop surfaces, built in cooker, hob and oven, part tiled walls, double glazed window, plumbing and space for washing machine, space for fridge freezer, tiled floor, smooth ceiling. (the appliances can be purchased by negotiation)

Landing
Access to loft space with light and boiler, radiator, cupboard with hanging rail, wood effect flooring

Bedroom One
3.49 x 2.57 (11'5" x 8'5")
Measurements not to include built in wardrobes radiator, double glazed window

Bedroom Two
2.95 x 2.56 (9'8" x 8'4")
Measurements not to include wardrobes with hanging space, double glazed windows with double aspect, and radiator

Bedroom Three
1.84 x 1.94 (6'0" x 6'4")
Double glazed window, radiator, wood effect flooring

Bathroom/ WC
Lower level WC, wash hand basin, panelled bath with wall mounted shower, part tiled walls, obscured double glazed window, radiator.

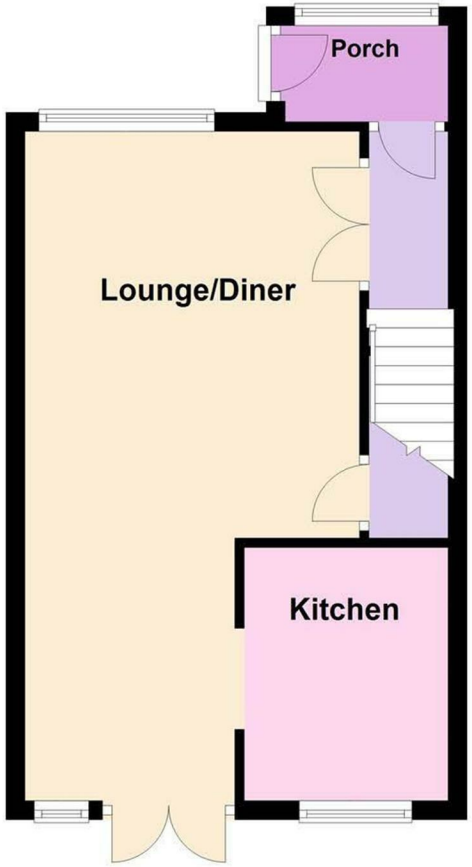
Front Garden & Driveway
Brick paved Driveway providing off road parking

Rear Garden
Mainly Paved with fencing and rear gate

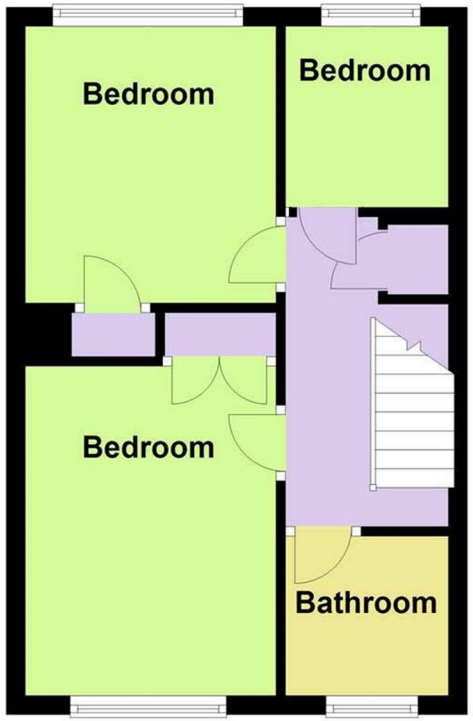
Agents Note
All the curtains are included in the price and furniture can be purchased by negotiation

Floor Plan Coleridge Crescent

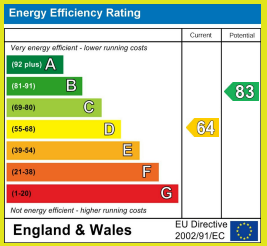
Ground Floor

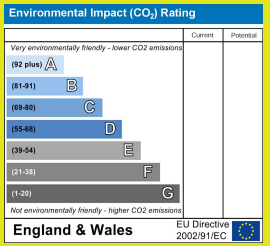


First Floor









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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