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Description

We are delighted to present this extended, terraced house in popular "The Greenway" in Goring. The property is being sold with no onward chain. There is off road parking for two cars on the driveway. A garage at the rear of the rear of the property. Fully double glazed throughout with gas central heating, with a Worcester Bosch boiler. The property, in brief, consists of an entrance porch, which leads into the lounge, a dining room, downstairs cloakroom with wash hand basin. Attractive kitchen overlooking the rear garden, being tiled with wooden flooring, spaces for fridge freezer, plumbing for washing machine, and cooker.

On the first floor there is loft ladder access to a 14ft loft room, with a velux window, ideal for an office/hobby room, which also houses the boiler. Three further bedrooms, all with double glazing and radiators.

Externally, there are two parking spaces at the front of the property. The rear garden is west facing, mainly paved. There is a summer house, and garage at the rear of the property.

Key Features

- Extended Terraced House
- Two Reception Rooms
- Loft Room
- West Facing Rear Garden
- EPC - TBC
- Three Bedrooms
- Garage and Two Spaces
- Chain Free
- Double Glazed
- Freehold





Entrance Porch
Cupboard housing gas and electric meters.

Living Room
4.27m1.83m x 4.27m0.91m
(14"6 x 14"3)

Dining Room
3.05m2.13m x 2.74m1.83m
(10"7 x 9"6)

Downstairs WC
2.74m0.30m x 0.61m2.44m (9"1
x 2"8)

Kitchen
3.35m3.05m x 3.05m0.61m
(11"10 x 10"2)

Stairs to First Floor

Bedroom One
4.27m2.74m x 2.44m0.61m
(14"9 x 8"2)

Bedroom Two
2.44m2.44m x 2.44m0.61m (8"8
x 8"2)

Bedroom Three
3.05m1.83m x 1.52m1.83m (inc
cupboard stair recess (10"6 x
5"6 (inc cupboard stair
recess))

Loft Room
4.27m0.91m x 1.83m1.83m
(14"3 x 6"6)
Velux window and Worcester
Bosch Boiler.

Front Garden
Paved with two parking spaces.

Rear Garden
West facing with summer house.

Garage
At rear of property.

Floor Plan The Greenway

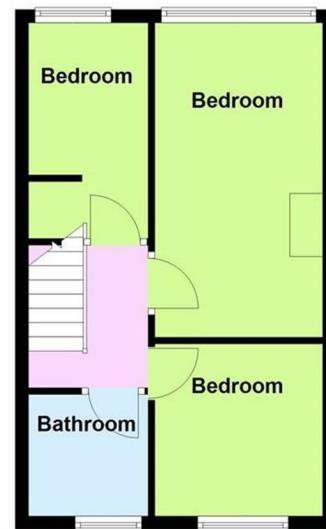
Ground Floor

Approx. 47.2 sq. metres (507.7 sq. feet)



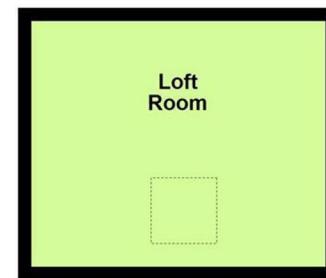
First Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



Second Floor

Approx. 16.8 sq. metres (180.4 sq. feet)



Total area: approx. 97.6 sq. metres (1050.6 sq. feet)



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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		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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