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D



Description

Robert Luff & Co are pleased to present this three double bedroom extended end terrace house located in a quiet close in popular south goring. The property offers three good sized bedrooms, family bathroom, separate W.C and large open plan living area that includes the kitchen with large island and bi-fold doors to the garden. Outside is a porcelain patio with large lawned area and side access, to the front is parking for two cars too. The property also has gas fired central heating and double glazing. It is located close to local schools, shops and transport links, internal viewing is advised.

Key Features

- Semi Detached House
- Extended
- Open Plan
- Large Garden
- Freehold
- Three Bedrooms
- Downstairs W.C
- Parking
- Council Tax Band - B
- EPC - D





Entrance Hall

Reception / Bedroom

4.06 x 3.61 (13'3" x 11'10")

Open Living Area

8.61 x 5.05 (28'2" x 16'6")

W.C

1.81 x 1.39 (5'11" x 4'6")

First Floor Landing

Bedroom Two

5.54 x 3.58 (18'2" x 11'8")

Bedroom Three

2.89 x 2.97 (9'5" x 9'8")

Bathroom

2.47 x 1.67 (8'1" x 5'5")

Rear Garden

Mainly laid to lawn with patio area, side access

Front Garden

Off street parking for two cars

Floor Plan Barrington Close



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			
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.

Robert
Luff & Co