Robert Luff & Co

# Newtimber Avenue, Goring By Sea

Freehold - Asking Price £320,000

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## Description

We are delighted to offer this well presented Semi Detached House situated in the popular location of Goring with its good access to schools, shops, bus routes, mainline station close by and the sea being just under a mile and a half away. The property has been improved by the sellers and has a modern kitchen and bathroom/w.c a spacious living/dining room with double glazed doors to a west facing rear garden. There are three bedrooms and other benefits are double glazing with most having shutter blinds and gas central heating. Internal viewing is essential to appreciate this property



## Key Features

- Semi Detached House
- West Rear Garden
- Freehold
- Council Tax Band - C
- Well Presented
- Three Bedrooms
- Modern Bathroom/w.c
- EPC Rating - TBC
- Goring Location
- Viewing Essential





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**Porch**
Obscured double glazed front door, double glazed construction,

**Entrance Hall**
radiator, opening to lounge/dining room, stairs to first floor.

**Living/Dining Room**
***7.11 x 3.49 narrowing in dining area to 2.23 (23'3" x 11'5" narrowing in dining area to 7'3")***
Cupboard under stairs housing gas and electric meters, double glazed window to front with shutter blinds, double glazed sliding patio door to rear, radiator, opening to:

**Modern Kitchen**
***2.64 x 2.16 (8'8" x 7'1")***
Measurements to include built in units. Range of matching floor and wall units, inset sink, space and plumbing for fridge/freezer and washing machine, built in oven, hob and extractor fan, double glazed window to rear, part tiled walls

**First Floor Landing**
Loft access, built in storage cupboard

**Bedroom One**
***3.48 x 2.59 (11'5" x 8'6")***
Measurements to exclude built in cupboard housing hot water tank and boiler, built in wardrobe offering hanging and shelving space, double glazed window with shutter blinds, radiator.

**Bedroom Two**
***2.97 x 2.59 (2.96 x 2.60) (9'9" x 8'6")***
Measurements to exclude built in cupboard offering hanging and shelving, radiator, double glazed window with shutter blinds.

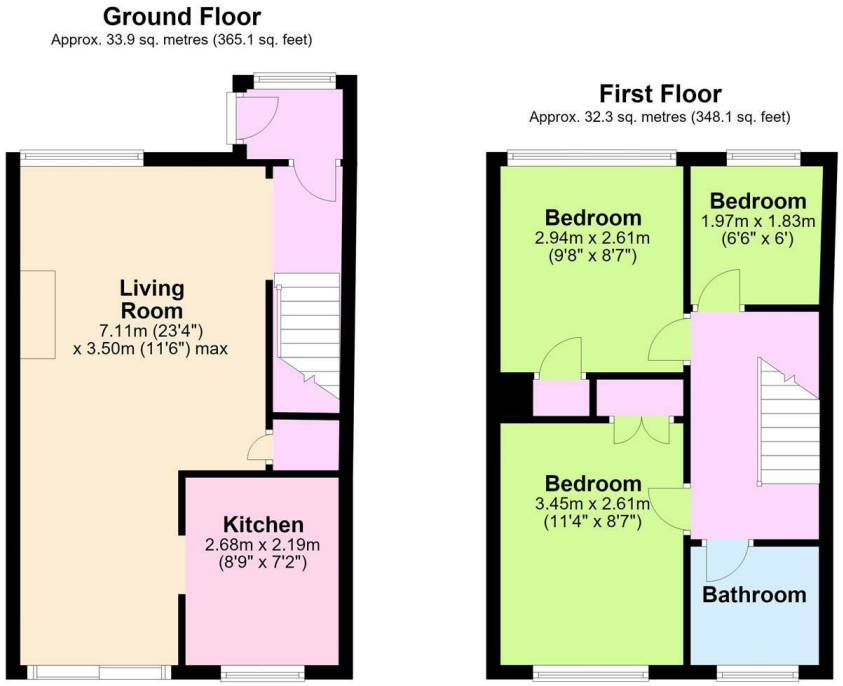
**Bedroom Three**
***1.93 x 1.83 (6'4" x 6'0")***
Double glazed window with shutter blinds, radiator.

**Front garden**
Mainly laid to lawn, footpath to house, flower and shrub borders.

**Modern Bathroom/w.c**
panelled bath with wall mounted shower and screen, wash hand basin, low level w.c, tiled walls, obscured double glazed window, heated towel rail

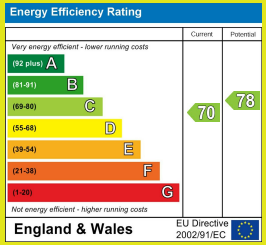
**West Facing Rear Garden**
mainly laid to lawn, patio area, garden shed, access to front via side gate, flower and shrub borders.

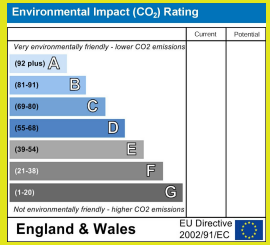
# Floor Plan Newtimber Avenue




Total area: approx. 66.3 sq. metres (713.2 sq. feet)

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