



3



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## Description

Robert Luff & Co are pleased to present this three bedroom semi detached house located in Goring. The property is a good size with generous sized rooms upstairs and ample living space downstairs too. There is the benefit of a west facing garden, a garage and a private driveway. It is being offered with no ongoing chain and would be perfect for a buyer to put their own mark on it. In Brief the accommodation includes three bedrooms, bathroom, lounge, dining room, kitchen and conservatory. It is positioned close to local schools, shops and transport links with mainline station a short walk away. Internal viewing advised.

## Key Features

- Semi Detached House
- Three Bedrooms
- Garage
- West Garden
- Driveway
- Chain Free
- Freehold
- Council Tax Band - C
- EPC - TBC



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**Bathroom**  
1.85 x 2.27 (6'0" x 7'5")

**Conservatory**  
2.45 x 3.16 (8'0" x 10'4" )

**Bedroom Two**  
2.82 x 3.51 (9'3" x 11'6")

**Garage**  
2.54 x 5.35 (8'3" x 17'6")

**Bedroom One**  
3.85 x 3.07 (12'7" x 10'0")

**Bedroom Three**  
2.01 x 1.99 (6'7" x 6'6")

**Lounge**  
3.29 x 3.92 (10'9" x 12'10")

**Dining Room**  
3.32 x 2.90 (10'10" x 9'6")

**Kitchen**  
1.82 x 3.31 (5'11" x 10'10")

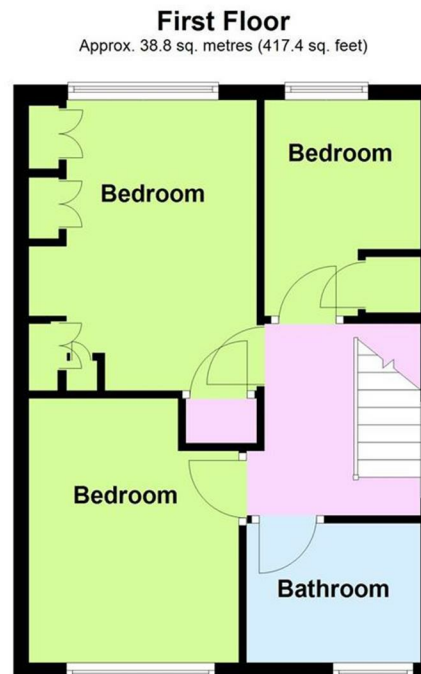


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## Floor Plan Boxgrove



Total area: approx. 85.6 sq. metres (921.0 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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (82 plus)                                                       | A |                         |           |
| (61-81)                                                         | B |                         |           |
| (49-60)                                                         | C |                         |           |
| (35-48)                                                         | D |                         |           |
| (29-34)                                                         | E |                         |           |
| (21-28)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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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