



## Galsworthy Road, Goring-By-Sea,

Offers Over  
**£260,000**  
Freehold

- Mid-Terraced House
- South Rear Garden
- No Chain
- Freehold
- Three Bedrooms
- Garage in Compound
- EPC Rating - C
- Council Tax Band - C

A Mid Terraced House in need of modernisation being sold with No Chain and situated in Goring-by-Sea with it good access to schools, shops, train station and bus routes. It has kitchen, south facing living room, three bedrooms and bathroom/w.c. Outside is a front garden and south rear garden, with a garage in a compound

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Double glazed front door, storage cupboard with gas and electric meters, circuit breaker fuse board.

### Kitchen 11'7" x 8'9" (3.54 x 2.67)

Measurements to include built in units, stainless steel bowel sink with mixer tap inset to work top, part tiled walls, plumbing and space for washing machine, window.

### Living Room 16'3" x 13'6" (4.97 x 4.14)

Measurements to include built in staircase, radiator, double glazed windows and doors onto rear garden.

### Landing

Access to loft space.

### Bedroom One 10'1" x 9'2" (3.077 x 2.81)

Measurements to include built in wardrobe with storage, window, radiator.

### Bedroom Two 9'2" x 8'11" (2.81 x 2.73)

Measurements to include built in cupboards, one with wall mounted gas fired central heating boiler and the other storage, radiator, window

### Bedroom Three 6'11" x 6'9" (2.12 x 2.07)

Radiator, windows

### Bathroom/w.c

Bath with mixer tap and shower, low level flush w/c, wash hand basin, radiator, obscured double glazed window.

### Front Garden

Laid to lawn, flowers and shrubs.

### South Rear Garden

Lawn and concrete areas, rear access gate.

### Garage

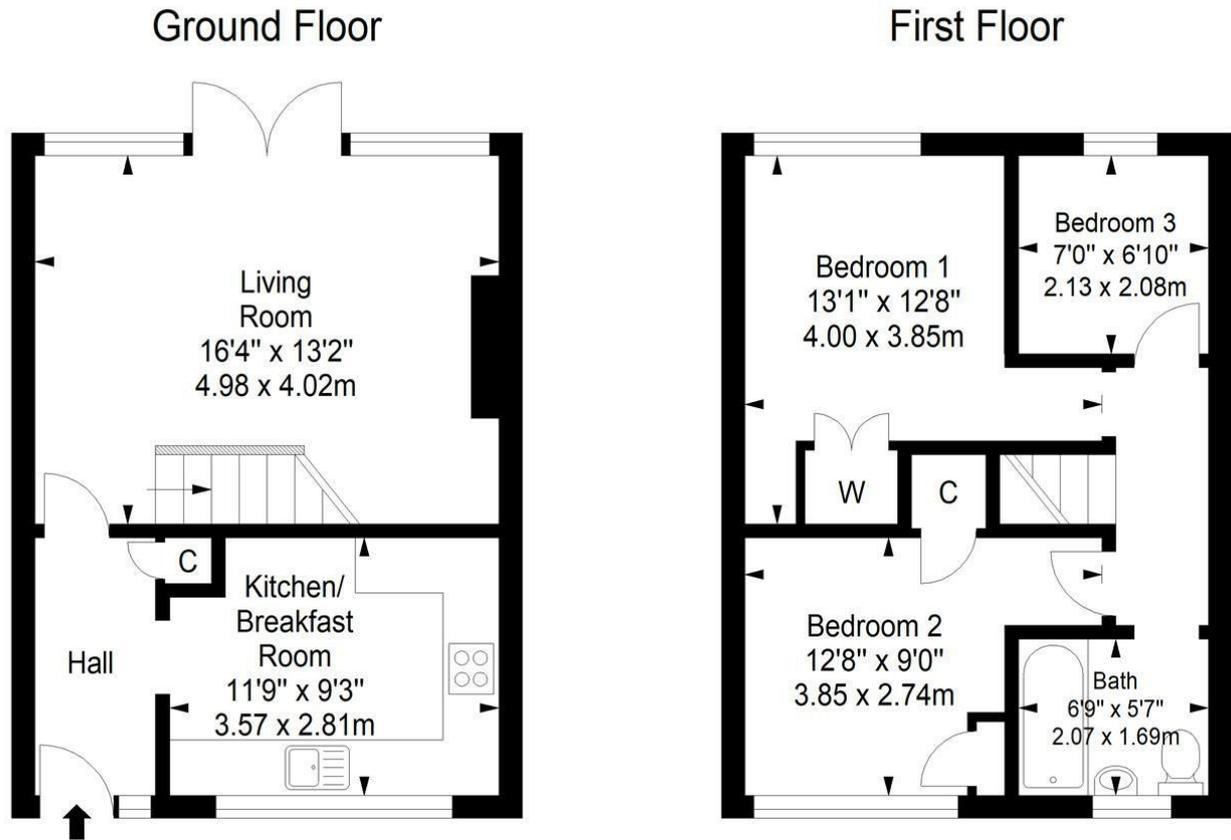
In compound off of Kipling Avenue



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Approximate gross internal floor area 69.5 sq m/ 748.1 sq ft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		73	
(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			
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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