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C



Description

Robert Luff & Co are pleased to present this three bedroom terrace house located in Goring. The property offers good living space with good room sizes and nice sized rear garden. The property is located close to local schools, shops and transport links with mainline station that serves London Victoria only 0.2 miles away. It is finished to a good standard with a modern feel and benefits a garage, double glazing and gas fired central heating. Internal viewing is advised.

Key Features

- Terrace House
- Lounge / Diner
- Garage
- EPC - C
- Council Tax Band - C
- Three Bedrooms
- Well Presented
- Chain Free
- Freehold





Entrance Porch

Lounge / Diner

7.06 x 3.48 (narrowing to 2.26) (23'1" x 11'5" (narrowing to 7'4"))

Kitchen

2.13 x 2.64 (6'11" x 8'7")

First Floor Landing

Bedroom One

2.60 x 3.45 (8'6" x 11'3")

Bedroom Two

2.57 x 2.96 (8'5" x 9'8")

Bedroom Three

1.83 x 1.92 (6'0" x 6'3")

Bathroom

Rear Garden

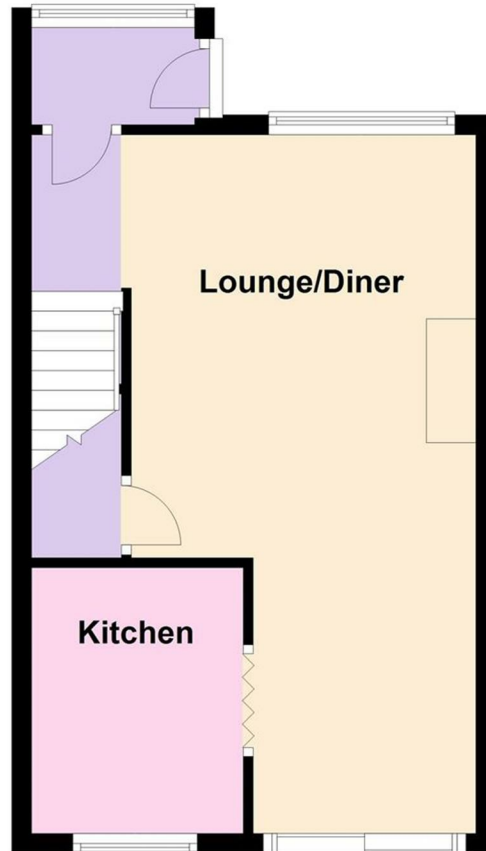
Front Garden

Garage

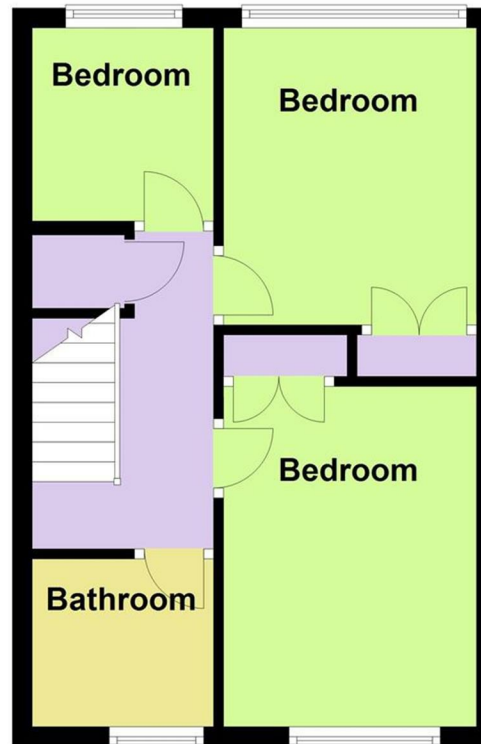
Located in compound accessed via Coleridge Crescent, wooden board and felt roof construction, up and over main door.

Floor Plan Coleridge Crescent

Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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