



Offers In Excess Of
£325,000
Freehold

Coleridge Crescent, Goring

- Semi Detached House
- Three Bedrooms
- Beautifully Presented
- Conservatory
- Garage
- EPC - C
- Freehold
- Council Tax Band - C

Robert Luff & Co are pleased to present this three bedroom semi detached house located in Goring. The property is well presented with modern kitchen and bathroom and a conservatory too. It is located close to local schools, shops and transport links with mainline train station close by. Internal viewing advised.

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk



Accommodation

Porch

Part obscured double glazed front door, with further obscured double glazed windows to side, wooden glazed door to entrance hall.

Entrance Hall

Laminate flooring, radiator, stairs to first floor.

Lounge / Diner 23'2" x 11'4" narrowing to 7'3" (7.08 x 3.47 narrowing to 2.22)

Feature double glass doors, feature fireplace, storage cupboard under stairs housing gas and electric meters, two radiators, double glazed window to front, laminate flooring, full height double glazed door and window to conservatory.

Kitchen 6'11" x 8'6" (2.11 x 2.61)

Measurements to include built in units. Range of matching floor and wall units with inset one and half bowl stainless steel sink, freestanding electric double oven with four point gas hob over and extractor over, space and plumbing for fridge/freezer and washing machine, glass splash backs, tiled floor, double glazed window to rear.

Conservatory

Double glazed construction with a polycarbonate roof, radiator, laminate flooring, full height double glazed french doors to garden with further full height double glazed door to side.

First Floor Landing

Loft access with pull down ladder housing combi boiler and partially boarded for storage, built in storage cupboard offering shelving, radiator, feature glass balustrade, large wall mounted mirror.

Bedroom One 8'5" x 11'4" (2.58 x 3.47)

Measurements to exclude built in wardrobe. Built in wardrobe offering hanging and shelving, double glazed window to rear, radiator.

Bedroom Two 8'5" x 9'8" (2.58 x 2.95)

Measurements to exclude built in cupboard. Built in storage cupboard offering hanging and shelving, double glazed window to front, radiator.

Bedroom Three 6'0" x 6'3" (1.84 x 1.92)

Double glazed window to front, radiator.

Bathroom

White bathroom suite. Wooden panelled bath with thermostatic shower and glass screen over, low level W.C, pedestal wash hand basin, heated towel rail, wall mounted mirror, tiled floor and walls, obscured double glazed window to rear.

Rear Garden

Mainly laid to lawn with patio area, shingled borders, fenced surround rear gate with access to garage compound, side access to front of property.

Front Garden

Mainly laid to lawn with flower and shrub borders, footpath to front door.

Garage

Brick and felt roof construction, up and over main door, land to side that could be converted to private parking, located in compound accessed from Coleridge Crescent.



Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
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.