



Newtimber Avenue, Goring-By-Sea

Offers In Excess Of
£300,000
Freehold

- Semi Detached House
- Three Bedrooms
- West Garden
- Wide Plot
- Chain Free
- EPC - D
- Freehold
- Council Tax Band - C

Robert Luff & Co are pleased to present this three bedroom semi-detached house located in Goring. The property offers a West facing rear garden, good living space, a modern fitted kitchen, and would make the ideal starter home. Newtimber Avenue is located close to local schools, shops and transport links and is only 0.6 miles from the nearest mainline train station. Internal viewing is recommended.

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Accommodation

Entrance Porch

Part double glazed PVC front door, large double glazed window to front, access to entrance hall.

Entrance Hall

Opening to lounge/diner, stairs to first floor.

Lounge/Diner 23'9" x 11'5" narrowing to 7'3" (7.25 x 3.48 narrowing to 2.23)

Storage cupboard understairs housing gas and electric meters, feature fireplace with inset gas fire with marble effect inset and hearth and wooden surround, two radiators, double glazed window to front, part double glazed PVC door to conservatory/utility area with double glazed window to side.

Kitchen 8'8" x 7'0" (2.65 x 2.14)

Measurements to include built in units. Range of matching floor and wall units with inset one and half bowl stainless steel sink with mixer tap over, integrated double oven with 4 point halogen hob and extractor over, space and plumbing for fridge and freezer, vinyl flooring, tiled splashbacks, double glazed window to rear.

Conservatory/Utility 8'0" x 6'3" (2.45 x 1.93)

Glazed construction with polycarbonate roof, sliding double doors to garden, tiled floor, space and plumbing for washing machine, tumble dryer and fridge/freezer.

First Floor Landing

Loft access with pull down ladder and housing combi boiler, airing cupboard with shelving.

Bedroom One 11'5" x 8'5" (3.48 x 2.59)

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

Bedroom Two 9'8" x 8'4" (2.96 x 2.55)

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

Bedroom Three 6'6" x 6'0" (1.99 x 1.84)

Double glazed window to rear, radiator.

Bathroom 5'11" x 5'6" (1.82 x 1.68)

White bathroom suite, low-level w.c, pedestal wash hand basin with mixer tap over, PVC panelled bath with thermostatic shower and glass screen over, tiled walls, lino flooring, heated towel rail, obscured double glazed window to rear.

Rear Garden

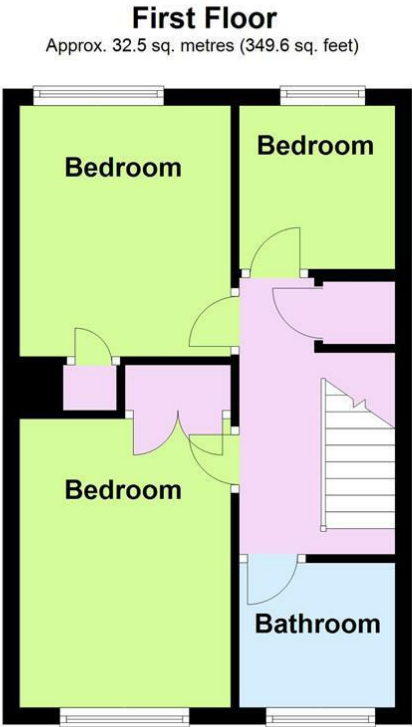
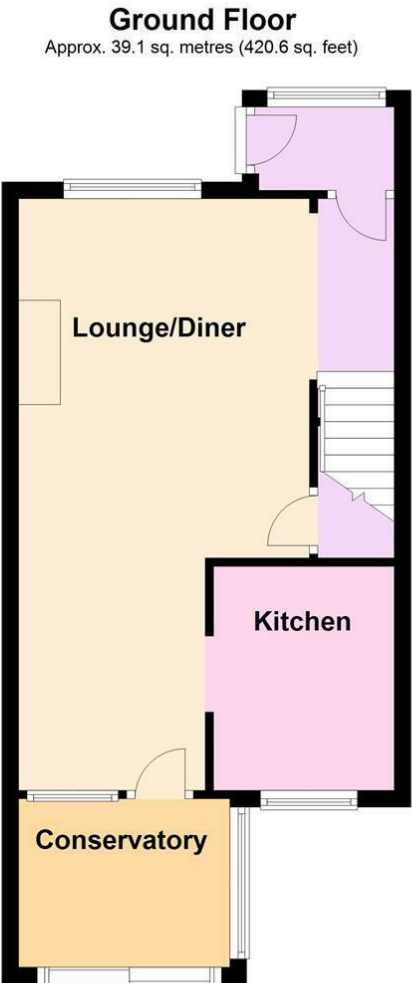
Oversized and West facing, side area, garden shed, access to front of property, fenced surround, patio section, mainly laid to lawn.



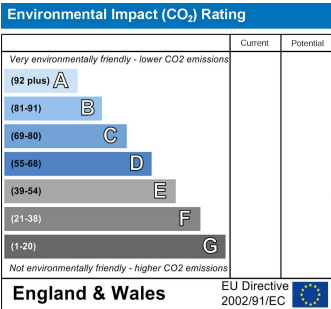
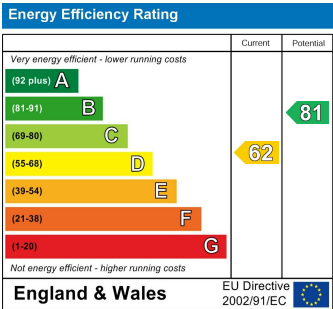
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Total area: approx. 71.6 sq. metres (770.2 sq. feet)



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