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Description

Robert Luff and Co are delighted to offer to the market this Extended End of terrace house in the popular Goring location, just a short distance from Goring train station and a selection of local shops and schools. The benefits of the property include a well presented open plan kitchen/ dining room with bi folding doors leading out into the rear garden, living room, three bedrooms and modern Bathroom/w.c. Outside there is off street parking for two cars and garage to the rear. Viewing is highly recommended.



Key Features

- Extended House
- Three Bedrooms
- Freehold
- Council Tax Band - C
- End of Terrace
- Garage & Driveway
- EPC Rating - TBC
- Viewing Advised





Entrance Porch

Double Glazed front door, obscured windows to the side aspect, tiled floor

Hallway

Radiator, cupboard housing gas and electric meters

Living Room

4.8 x 3.76 (15'8" x 12'4")
Double Glazed window, radiator, under stairs storage, fireplace with back boiler and heating controls

Kitchen/ Dining Room

4.74 x 5.18 (15'6" x 16'11")
Measurements to include built in units and has a single bowl single drainer sink unit set in Island unit with cupboards below and breakfast bar, built in oven, hob, microwave and extractor, space for washing machine and tumble dryer, further units and drawers under and above work top surfaces, part tiled walls, two double glazed windows, bi-folding doors with access to the rear garden.

Landing

with stairs from the first floor

Bedroom One

3.8 x 2.83 (12'5" x 9'3")
Radiator and double glazed window

Bedroom Two

3.38 x 2.79 (11'1" x 9'1")
Radiator and Double glazed window

Bedroom Three

2.01m x 1.83m (6'7" x 6'0")
Measurements not to include built in wardrobe, cupboard with hot water tank, double glazed window and radiator.

Bathroom/w.c

Bath with wall mounted shower, lower level WC, wash hand basin, tiled floor and floor, hot towel rail, obscured double glazed window.

Driveway

Off street parking for two cars

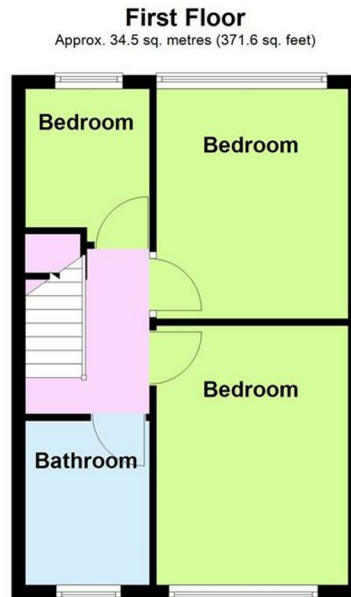
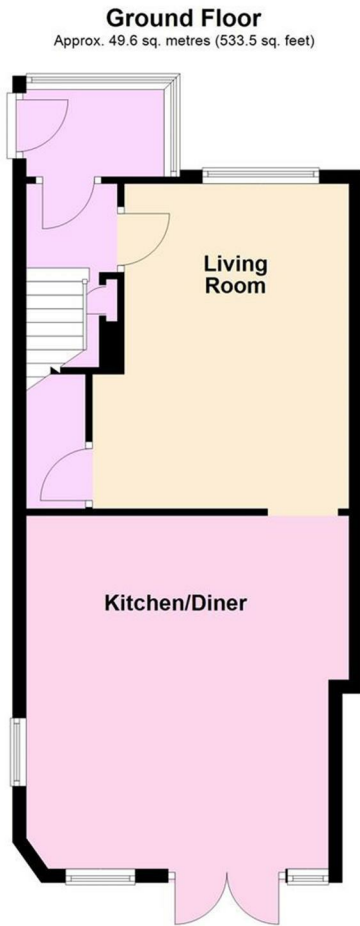
Garage

5.2 x 2.5 (17'0" x 8'2")
with shared driveway access, power and lights

Rear Garden

Laid to lawn, patio, enclosed by fencing, side gate

Floor Plan Kipling Avenue



Total area: approx. 84.1 sq. metres (905.1 sq. feet)



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			(81 plus) A		
(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 environmentally friendly - higher CO ₂ emissions		
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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