Robert Luff & Co

Kipling Avenue, Goring-By-Sea

Freehold - Offers In Excess Of £300,000



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Description

Robert LUff & Co are pleased to present this extended three bedroom terrace house located in Goring. Accomodation comprises three bedrooms upstairs with a family bathroom. The current owners have made an adjustment to the layout so the property offers a larger 3rd bedroom. Downstiars there is a lounge/diner, open kitchen and conservatory. There is a low maintenance garden, large cabin with power and lighting, to the rear of the garden is an access gate too. At the front of the property is ample room for multiple cars and it is located close to local schools, shops and transport links, vendor suited.



Key Features

- Terrace House
- Extended
- Quiet Area
- Vendor Suited
- Freehold
- Three Bedrooms
- Garden Cabin
- Parking
- EPC - C
- Council Tax Band - B





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Entrance Hall

Lounge
4.65 x 3.55 (15'3" x 11'7")

Kitchen / Diner
4.54 x 2.53 (14'10" x 8'3")

Conservatory
4.50 x 3.22 (14'9" x 10'6")

First Floor Landing

Bedroom One
3.91 x 2.64 (12'9" x 8'7")

Bedroom Two
3.41 x 1.97 (11'2" x 6'5")

Bedroom Three
2.49 x 2.49 (8'2" x 8'2")

Bathroom

Rear Garden

Garden Cabin
3.580 x 3.20 (11'8" x 10'5")
Timber Frame construction, double glazed doors with further window, power and lighting

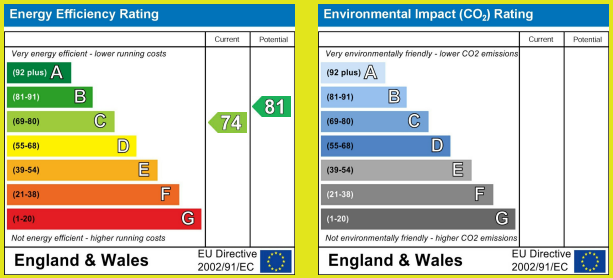
Front Garden
Mainly laid to shingle with path to front door



Floor Plan Kipling Avenue



Total area: approx. 96.2 sq. metres (1035.0 sq. feet)



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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