



Kipling Avenue, Goring-By-Sea,

Asking Price
£275,000
Freehold

- Mid Terraced House
- No Chain
- Driveway
- Freehold
- Three Bedrooms
- South Rear Garden
- EPC Rating - C
- Council Tax Band - B

A Mid Terraced House being sold with no chain and is situated in Goring-by-Sea and has good access to local amenities including shop, schools, bus and train routes. The accommodation comprises of entrance hall, fitted kitchen, south facing living room, three bedrooms, bathroom/u.c. Outside the front driveway has been paved and provides parking spaces and there is also a South Facing rear garden. Viewing is recommended

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Accommodation

Entrance Hall

Double glazed window radiator, tiled flooring, cupboard with gas, electric metres and circuit breaker fuse box.

Kitchen 11'9" x 8'6" (3.60 x 2.60)

Measurements to include built in units, stainless steel sink unit inset to work top with mixer tap and drainer, plumbing and space for washing machine and other appliances, double glazed window, space for cooker, fitted extractor hood and part tiled walls.

Living Room 16'3" x 13'8" (4.96 x 4.18)

Measurements to include staircase, radiator, double glazed windows, doors to rear garden.

Landing

Radiator, access to loft space.

Bedroom One 10'2" x 9'4" (3.10 x 2.85)

Plus recess, double glazed window, radiator.

Bedroom Two 8'11" x 9'3" (2.74 x 2.82)

Plus recess, radiator, double glazed window, cupboard housing gas fired central heating boiler and shelving.

Bedroom Three 6'7" x 6'10" (2.02 x 2.1)

Radiator, double glazed window.

Bathroom / W/C

Panel enclosed bath, wall mounted shower, wash hand basin, low level flush w/c, obscured double glazed window, heated towel rail, tiled walls.

Driveway

Paved and has off road parking spaces.

South Rear Garden

Laid to lawn, patio, enclosed by panel fencing and rear gate.



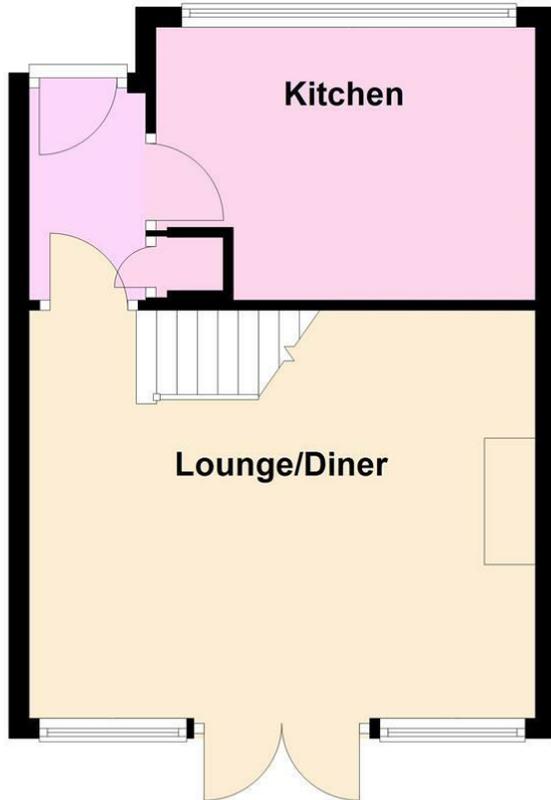
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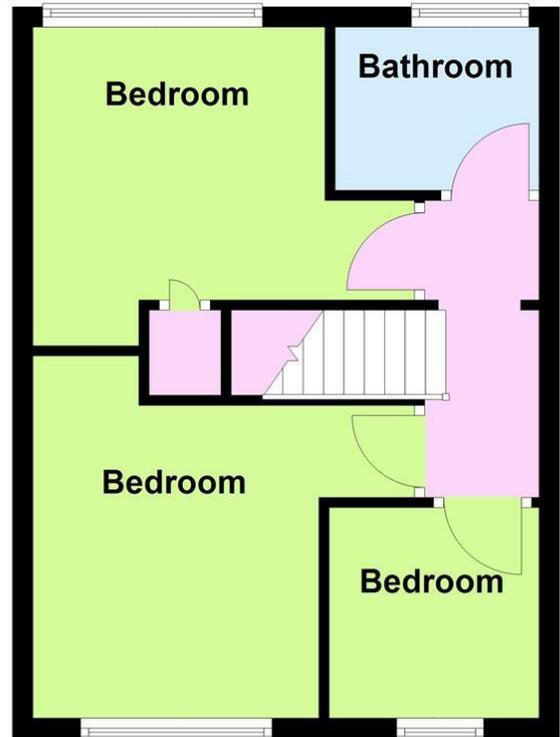
Ground Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



Total area: approx. 67.1 sq. metres (721.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(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	

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