



3



2



1



C



## Description

Robert Luff & co are pleased to present this three bedroom terrace house located in South Goring. Accommodation comprises two double bedrooms, a single bedroom and a bathroom upstairs, Downstairs includes a lounge, dining area, kitchen and W.C. There is also the benefit of a large south facing rear garden, off road parking for multiple cars, double glazing and gas fired central heating. It is located close to local schools, shops and transport links with mainline train station a short distance away. Chain free.

## Key Features

- Terrace House
- South Garden
- Downstairs W.C
- Freehold
- EPC - C
- Three Bedrooms
- Off Road Parking
- Chain Free
- Council Tax Band - B



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Robert  
Luff & Co



#### Entrance Hall

#### Lounge

4.16 x 3.29 (13'7" x 10'9")

#### Dining Area

3.04 x 4.26 (9'11" x 13'11")

#### Kitchen

3.03 x 2.23 (9'11" x 7'3")

#### W.C

1.52 x 0.70 (4'11" x 2'3")

#### First Floor Landing

#### Bedroom One

4.07 x 2.95 (13'4" x 9'8")

#### Bedroom Two

3.19 x 3.04 (10'5" x 9'11")

#### Bedroom Three

2.02 x 2.41 (6'7" x 7'10")

#### Bathroom

1.74 x 1.70 (5'8" x 5'6")

#### Rear Garden

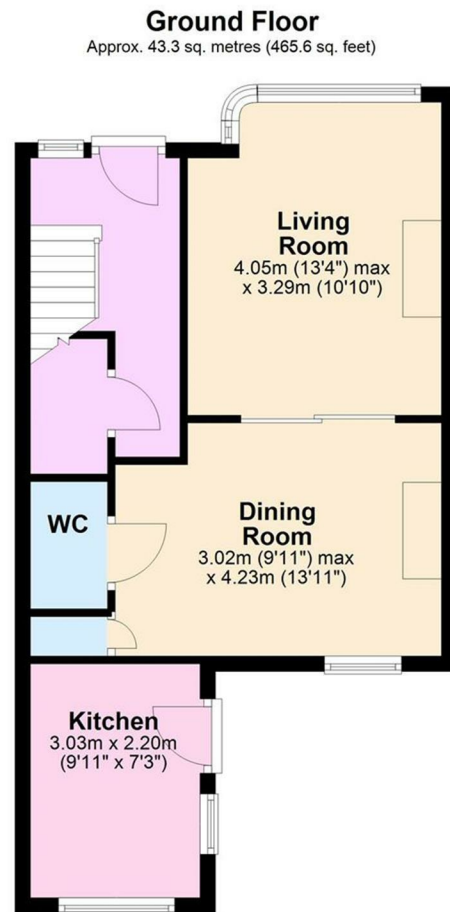
South facing, mainly to lawn, patio area, flower and shrub borders, garden shed, rear access via gate

#### Front Garden

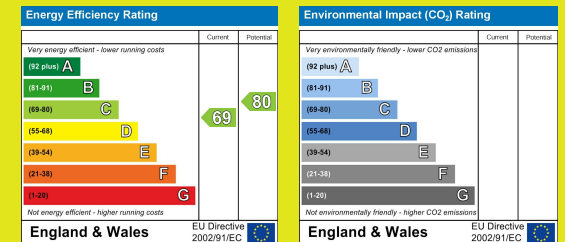
Hard standing with parking for multiple cars.



## Floor Plan Ardingly Drive



Total area: approx. 79.6 sq. metres (857.1 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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