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## Description

We are delighted to bring to market, this three story semi detached house in popular Coppice Road. The property is close to local shops, supermarket, playing fields, schools and local transport. Set over three floors there are 4 bedrooms (or could be arranged as 3 with 2 receptions) with the master being en suite, and a family bathroom. The kitchen/breakfast room is fully fitted with modern units, and a separate utility room. There is also the breakfast/dining area with patio doors, opening up to a south facing rear garden. Being mainly laid to lawn, there is also a shed and further patio area for outside dining. There is off road parking. The property is double glazed and gas fired central heated. Viewing is highly recommended by calling the Goring office on 01903 331567.

## Key Features

- 4 Bedrooms
- Kitchen/Breakfast Room
- Off Road Parking
- Double Glazed
- EPC - TBC
- Semi-Detached
- South facing Rear Garden
- Master Bedroom with en-suite
- Council Tax band - D



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### Entrance Hall

### Utility Room

1.96 x 1.67 (6'5" x 5'5")

### Kitchen/Family Room

4.34 x 6.57 (14'2" x 21'6")

### First Floor Landing

### Lounge/Bedroom

4.19 x 4.34 (13'8" x 14'2")

### Bedroom

2.43 x 2.79 (7'11" x 9'1")

### Bathroom

2.06 x 1.92 (6'9" x 6'3")

### Second Floor Landing

### Bedroom

4.20 x 4.33 (13'9" x 14'2")

### En-Suite

1.50 x 2.14 (4'11" x 7'0")

### Bedroom

2.85 x 4.35 (9'4" x 14'3")

### Rear Garden

South facing, patio area, side access

### Front Garden

Parking for multiple cars, side access to rear garden

### Off Road Parking

Private Driveway

Floor Plan Coppice Road



Total area: approx. 108.9 sq. metres (1172.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>96</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.