



Offers In Excess Of
£335,000
Freehold

Maybridge Square, Goring,

- End Of Terrace House
- INVESTORS ONLY
- Three Bedrooms
- Double Glazing
- Bay fronted Living Room
- EPC Rating - C
- GF Cloakroom/w.c
- Kitchen/Dining Room
- Freehold
- Council Tax Band - B

Robert Luff & Co are pleased to offer this well presented and Spacious End of terraced House suitable for INVESTORS ONLY with a tenant currently in the property on an AST agreement. It is situated within access to local shops, bus routes and schools. The Mainline railway line is within 1 mile. The accommodation in brief comprises of Three good size bedrooms, living room, kitchen/dining room, ground floor cloakroom/w.c, family bathroom/w.c and front and rear gardens. Other benefits include double glazing and gas fired central heating. Internal Viewing is recommended



Accommodation

Entrance Porch

Door into porch with tiled flooring, door to:

Entrance Hall

Understairs cupboard with gas and electricity meter, radiator, double glazing, smooth ceiling, wood effect flooring, wall mounted thermostat control unit for central heating, door to:

Cloakroom/WC

Low level flush wc, obscure double glazed window, radiator, part tiled walls, smooth ceiling

Living Room 16'4" x 12'3" (5.00 x 3.74)

Measurement increasing into bay, radiator, TV point, telephone point, smooth ceiling, double glazed bay window and further double glazed window giving double aspect.

Kitchen/Dining Room 14'12" x 9'9" (4.57 x 2.97)

Measurements to include built in units - Single bowl single drainer sink unit with mixer tap, matching range of wall and base units with work top surface above, built in oven, 4 ring gas hob and extractor over, part tiled walls, radiator, plumbing and space for washing machine, wall mounted gas fired central heating boiler concealed in cupboard, smooth ceiling, double glazed window and door to rear garden.

First Floor Landing

Stairs from hallway, double glazed window, access to loft space, airing cupboard with foam lagged hot water tank and slatted shelving over, smooth ceiling

Bedroom One 13'10" x 9'9" (4.22 x 2.97)

Measurements not to include built in double wardrobe with hanging rails, radiator, two double glazed windows.

Bedroom Two 12'3" x 9'9" (3.73 x 2.97)

Radiator, two double glazed windows, smooth ceiling

Bedroom Three 10'10" x 6'4" (3.31 x 1.95)

Radiator, double glazed window, TV point, smooth ceiling

Bathroom/WC

Low level flush wc, pedestal wash hand basin, tiled walls, panel enclosed bath with wall mounted shower and screen, radiator, obscure double glazed window, laminate flooring.

Front Garden

Laid to lawn,

Side Garden

Laid to lawn, side access gate to rear garden

Rear Garden

Laid to lawn, patio area, brick storage shed, enclosed by walls and fencing.

Agents Note

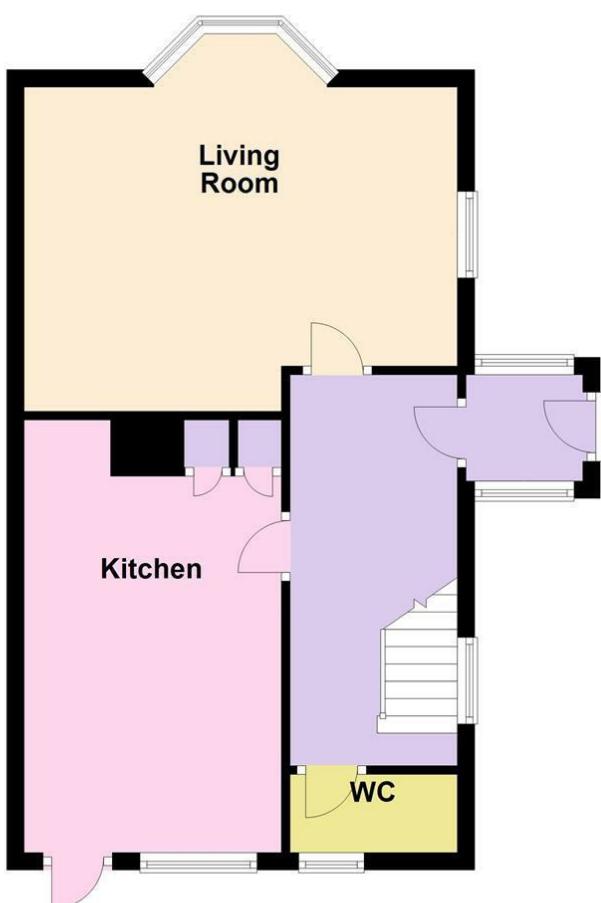
There is currently a tenant in situ and on a assured short hold tenancy agreement of which they are paying £1,300 per calendar month



Floorplan

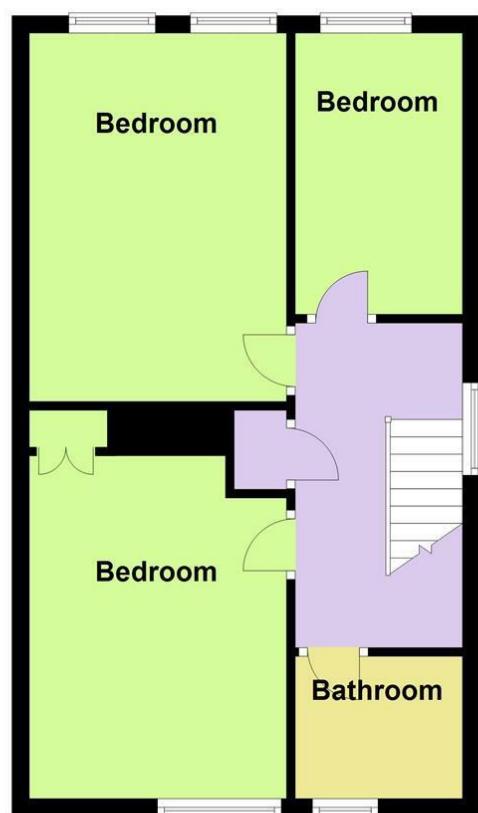
Ground Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



Total area: approx. 90.6 sq. metres (974.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	

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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