Robert Luff & Co

Palatine Road, Goring-By-Sea

Freehold - Offers In Excess Of £400,000

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C



Description

Robert Luff and Co are pleased to present this extended three bedroom semi detached house located on popular Palatine Road in Goring. Upstairs accomodation comprises two double bedrooms, a further single bedroom and family bathroom too. Downstairs living includes an extended lounge / diner, modern kitchen and W.C. The property also benefits a south facing rear garden, garage with storage, off road parking, double glazing and gas fired central heating and double glazing. It is positioned close to local schools, shops and transport links and is very well presented too. Internal viewing is advised.



Key Features

- Semi Detached House
- Extended
- Garage
- Well Presented
- EPC - C
- Three Bedrooms
- South Garden
- Parking
- Freehold
- Council Tax Band - D





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Entrance Hall

Dining Room
4.76 x 3.31 widening to 4.55 (15'7" x 10'10" widening to 14'11")

Lounge
4.22 x 3.59 (13'10" x 11'9")

Kitchen
3.38 x 3.60 (maximum) (11'1" x 11'9" (maximum))

W.C
1.66 x 1.06 (5'5" x 3'5")

Rear Garden
South facing, mainly laid to lawn, access to garage and front of property

Front Garden
Laid to hard standing with parking, access to rear garden

Garage
5.04 x 2.45 (16'6" x 8'0")
Up and over main door, storage to rear with access to garden

First Floor Landing

Bedroom One
3.51 x 4.78 (11'6" x 15'8")

Bedroom Two
3.33 x 2.91 (10'11" x 9'6")

Bedroom Three
1.76 x 3.33 (5'9" x 10'11")

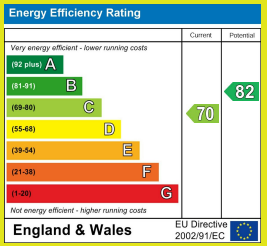
Bathroom
1.66 x 2.26 (5'5" x 7'4")

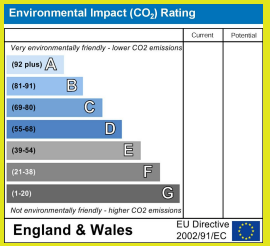
Floor Plan Palatine Road



Total area: approx. 121.6 sq. metres (1309.2 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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