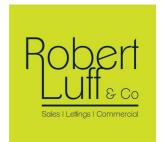


Asking Price £500,000 Freehold

- Detached Bungalow
- Garage
- Well Presented
- Goring Location

- Two Bedrooms
- South Garden
- EPC D
- Chain Free

Robert Luff & co are pleased to present this two bedroom detached bungalow located in a popular part of South Goring. The property offers generous living space with a private south garden that has beautifully maintained gardens. It is located close to local shops and transport links with the llex and goring beach not far away. The property is well presented and is being offered with no ongoing chain. Internal viewing advised.





Accommodation

Dining Room 14'11" x 11'10" (4.55 x 3.62)

Part obscured double glazed PVC front door with double glazed window to side, radiator, access to lounge.

Lounge 11'10" x 17'7" (3.63 x 5.36)

Double glazed bay window to front, feature electric fireplace with stone surround and hearth, two double glazed windows to side, three radiators, double sliding glazed doors to entrance area.

Kitchen 10'0" x 11'0" (3.07 x 3.37)

Range of matching floor and wall units with insetone and half bowl composite sink with mix tap over, inset four point halogan hob with extractor over, integrated fridge / freezer, washer / drier, and chest height oven with microwave/grill over, part obscured double glazed PVC door to to side, built in storage cupboard offering storage and housing boiler as well as fuse board, further obscured double glazed window to side, lino flooring, tiled splashbacks, radiator.

Inner Hall

Storage cupboard housing hot water cylinder and providing storage, loft access with pull down ladder (part boarded)

Bathroom 7'8" x 9'0" (2.34 x 2.75)

White bathroom suite, low level W.C, panelled PVC bath with mixer tap and shower attachment, pedestal wash hand basin, shower cubical with thermostatic shower and glass screen over, heatedd towel rail, radiator, two double glazed window to side, tiled floor, part tiled walls.

Bedroom One 15'7" x 11'1" (4.76 x 3.38)

Full height double glazed french doors to conservatory with double glazed windows to both sides, radiator, access to en-suite

En-Suite

Low level W.C, pedestal wash hand basin, radiator, part tiled walls, lino flooring, extractor fan.

Bedroom Two 11'0" x 11'10" (3.37 x 3.62)

Double glazed window to rear, radiator.

Conservatory 9'6" x 12'2" (2.92 x 3.73)

Part wall and part double glazed construction, polycarbonate roof, full height double glazed french doors to garden.

Garage 17'2" x 7'7" (5.24 x 2.33)

Up and over main door with parking to front, glazed window to rear, power and lightling, wooden board and felt roof construction.

Rear Garden

South facing, mainly laid to lawn, patio section, personal door to garage, side access to front of property (housing gas meter), fenced surround, flower and shrub borders,

Front Garden

Mainly laid to hard standing with parking for multiple cars, lawned section, low level retaining front wall, flower and shrub borders.



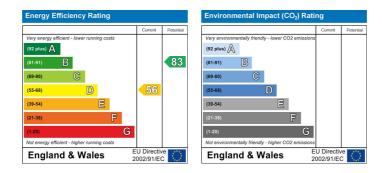








Total area: approx. 96.3 sq. metres (1036.1 sq. feet)



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.