



Offers In Excess Of
£388,000
Freehold

Crossways Avenue, Goring

- Semi Detached House
- Three Bedrooms
- Extended
- Garage
- Driveway
- EPC - C
- Freehold
- Council Tax Band - C

Robert Luff & Co are delighted to present this modern semi-detached house situated in the popular residential area of Goring-By-Sea. The property benefits from lounge, living room, dining room, refitted kitchen, and utility room. Upstairs there are three bedrooms and family bathroom. Outside there is a feature rear garden, front garden, driveway and garage.



Accommodation

Entrance Hall

Part obscured double glazed front door with obscured windows to both side, tiled flooring, storage cupboard under stairs housing gas and electric meters, radiator, stairs to first floor.

Lounge 13'1" x 9'10", 111'6" (3.99 x 3.34)

Feature fireplace with electric fire, marble effect insert and hearth with wooden mantle, large double glazed window to front, radiator, wooden glazed double doors to dining area.

Dining Area 9'7" x 10'11" (2.94 x 3.33)

Breakfast bar area, opening to further reception area, door to kitchen.

Reception Room 7'0" x 8'7" (2.14 x 2.64)

Full height double glazed french doors to garden with double glazed windows to both side, radiator, oak flooring.

Kitchen 7'3" x 10'10" (2.21 x 3.32)

Measurements to include built in units. Range of matching floor and wall units with inset one and half bowl composite sink with mixer tap over, space and plumbing for fridge/freezer, washing machine and oven, tiled splash backs, tiled floors, double glazed window to side, part obscured double glazed door to utility room.

Utility room

Range of matching floor and wall units, space for under counter fridge or freezer, two part obscured double glazed doors to drive and garden with double glazed window between, lino flooring.

First Floor Landing

Double glazed window to side, loft access with pull down ladder, access to all rooms.

Bedroom One 13'3" x 9'10" (4.04 x 3.00)

Measurements to exclude built in cupboard and include built in wardrobes. Built in cupboard housing combi boiler and providing storage, built in wardrobes offering hanging and shelving, double glazed window to front, radiator.

Bedroom Two 9'4" x 10'10" (2.85 x 3.32)

Measurements to include built in wardrobes. Built in wardrobes offering hanging and shelving, double glazed window to rear, radiator.

Bedroom Three 6'5" x 9'10" (1.98 x 3.02)

Measurements to include built in cupboard offering storage. Double glazed window to front, radiator.

Bathroom 6'2" x 7'7" (1.90 x 2.32)

White bathroom suite. PVC panelled bath with thermostatic shower and glass screen over, pedestal wash hand basin with mixer tap over, low level W.C, part tiled walls, radiator, obscured double glazed window to rear, lino flooring, extractor fan.

Rear Garden

Mainly laid to lawn with patio section, flower and shrub borders, personal door to garage, fenced surround.

Front Garden

Laid to hard standing with parking for multiple cars, storage area in front of garage, flower and shrub borders.

Garage 19'0" x 9'1" (5.81 x 2.77)

Up and over main door, power and lighting, separately fused, obscured double glazed window to rear, part obscured double glazed personal door to garden, wooden board and felt roof.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		83
(81-91) B		
(69-80) C	70	
(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	

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