



## Coleridge Close, Goring-By-Sea

PCM  
£1,600 PCM

- Mid Terrace House
- Spacious living/dining room
- Garage
- Unfurnished
- LET AGREED - SIMILAR NOW REQUIRED !!!
- Three Bedrooms
- Conservatory
- Gas Fired Central Heating & Double Glazing
- EPC Rating D

Robert Luff & Co are pleased to offer this three bedroom mid-terrace house situated in a quiet location. The property is well presented and benefits from gas fired central heating and double glazing. The property also benefits from easy access to local shops, schools, and transport links. Unfurnished and available now.

LET AGREED - SIMILAR NOW REQUIRED !!!

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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Robert  
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## Accommodation

### Entrance Porch

Double glazed windows and part glazed double glazed door, tiled floor, single glazed door into:

### Entrance Hall

Stairs to first floor, textured ceiling, radiator, wooden double doors to:

### Lounge/Diner 23'3" x 11'5" (7.09 x 3.48)

Double glazed window, understairs cupboard housing electric and gas meters, two radiators, laminate effect wood flooring, smooth and coved ceiling, sliding double glazed doors to:

### Conservatory 13'8" x 7'11" (4.17 x 2.41 (4.16 x 2.42))

Double glazed construction with polycarbonate roof, double glazed door giving access to the rear garden, tiled flooring, electric heater.

### Kitchen 8'8" x 7'0" (2.64 x 2.13 (2.65 x 2.14))

Measurements to include all units. Matching range of floor and wall units with inset single bowl sink and drainer unit with mixer tap, built in gas oven with hob over, space for fridge/freezer, space for dishwasher, space for washing machine, part tiled walls, textured ceiling, tiled floor.

### First Floor Landing

Stairs to first floor, access to loft space, storage cupboard, textured ceiling, radiator.

### Bedroom One 11'5" x 8'6" (3.48 x 2.59)

Measurements to include built in wardrobes. Double glazed window to rear, wardrobes with modern finish and housing hot water tank and gas fired boiler.

### Bedroom Two 9'9" x 8'6" (2.97 x 2.59 (2.96 x 2.58))

Double glazed window, cupboard with shelved storage, textured ceiling, radiator.

### Bedroom Three 6'4" x 6'0" (1.93 x 1.83)

Double glazed window, textured and coved ceiling, radiator.

### Bathroom/W.C

Obscured double glazed window, pedestal wash hand basin, low-level W.C, bath with curtain and mixer shower attachment over, radiator, fully tiled walls, tiled flooring.

### Rear Garden

Laid to lawn, flower and shrub borders, gate giving rear access to garage compound.

### Front Garden

Laid to shingle. Path to enclosed porch.

### Garage

In a compound, with up and over door.

### Fees Apply

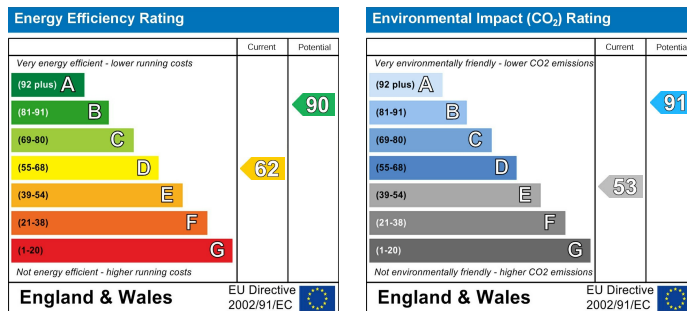
£300 + VAT - single applicant, £450 + VAT - Joint Applicant, £150 + VAT - Guarantor/Any Further Applicant. Note: All fees include referencing fees, check in & out, inventory costs.



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