

£1,200 Per

- Available Now
- EPC Rating C

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Robert Luff & Co Lettings are pleased to welcome to market this three bedroom mid terraced house. Located in in Goring and has good access to shops, schools, bus and train routes. The property comprises of three bedrooms, lounge / diner, kitchen and separate conservatory to the rear with a private garden. This property is a must see and available now!





# Accommodation

### **Entrance Porch**

Frosted double glazed door. Door.-

### Entrance Hall

Smoke alarm, radiator, stairs to first floor landing. Double doors:-

### Lounge / Diner 11'07x23'02 (3.53mx7.06m)

Coving, double glazed window to front aspect, electric fire with surround, smoke alarm, under stairs storage cupboard housing meters, sliding doors to conservatory, radiator.

### Kitchen Area 8'07x7'0 (2.62mx2.13m)

A range of matching wall and base units. Stainless steel sink with mixer tap and drainer inset into worksurface. Space for oven. Space and plumbing for washing machine and dishwasher. Double glazed window to rear aspect.

# Conservatory 9'04x12'10 (2.84mx3.91m)

Sliding doors to rear garden access. Blinds throughout.

### First Floor Landing

Smoke alarm, loft access, thermostat, storage cupboard with shelving.

# Bedroom One 8'07x9'06 (2.62mx2.90m)

Radiator, double glazed window to rear aspect, fitted wardrobes with hanging and shelving and housing boiler.

# Bedroom Tuo 8'06x9'08 (2.59mx2.95m)

Radiator, double glazed window to front aspect, built in wardrobe with shelving.

### Bedroom Three 6'0x6'04 (1.83mx1.93m)

Wall mounted electric heater, double glazed window to front aspect, wall mounted shelves.

### Bathroom

Fully tiled walls. Cubicle shower, low level flush WC, pedestal wash hand basin with mixer tap, double glazed frosted windows to rear aspect, wall mounted heated towel rail.

### Outside

# Rear Garden

Fence panel enclosed garden, majority laid to patio, rear gate access.

# Front Garden

A range of mature trees and shrubs, fully laid to patio.

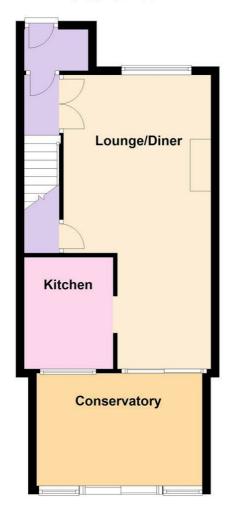




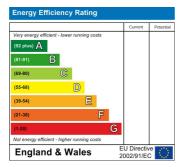


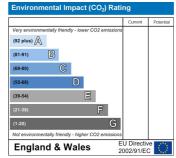


# **Ground Floor**



# Bedroom Bedroom Bedroom





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