



Asking Price
£289,950
Freehold

Coleridge Road, Goring-By-Sea

- Semi-detached house
- Three bedrooms
- West Rear Garden
- Garage
- Goring location
- Large driveway
- EPC rating - D
- Viewing is essential

Robert Luff & Co are delighted to offer this beautifully presented semi-detached house being situated in a good proximity to schools, train station, shops and bus routes. It has a really good size driveway to the front of the property providing excellent parking. It has an entrance porch, hallway, East to West living/dining room with doors onto the West facing rear garden. There is a modern kitchen and bathroom/w.c and other benefits include a garage in a compound, gas heating and double glazing. Viewing is highly recommended.

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Accommodation

Entrance Porch

Double glazed front door into Porch with double glazed window and door to:

Entrance Hall

radiator, double doors to:

Living/Dining Room, 23'3" x 11'5" reducing to 7'4" (7.09 x 3.48 reducing to 2.24)

Feature fireplace, two radiators, TV point, coved ceiling, storage cupboard, double aspect room with double glazed window to front having views over the road to the green and double glazed double doors at the rear onto the rear garden, door to

Kitchen 8'7" x 7'1" (2.63 x 2.17)

Measurements to include built in units. Matching range of floor and wall units with work top surfaces and inset single bowl single drainer sink unit with mixer tap over, built in oven, hob and extractor, plumbing and space for washing machine and slimline dishwasher, space for fridge/freezer, part tiled walls, double glazed window, wall mounted gas fired central heating boiler, tiled floor.

Landing

Access to loft space.

Bedroom One 11'3" x 8'6" (3.43 x 2.61)

Measurements not to include built in double wardrobe, radiator, double glazed window.

Bedroom Two 9'9" x 8'5" (2.98 x 2.58)

Measurements to include built in wardrobe, radiator, double glazed window with views over the road to the green.

Bedroom Three 6'3" x 6'0" (1.93 x 1.84)

Double glazed windows with views over road to the green, radiator, recessed storage area over bulk head.

Bathroom/w.c.

Panelled bath, wall mounted shower, low-level w.c, pedestal wash hand basin, part tiled walls, obscured double glazed window, radiator.

Front Garden

Laid to strip of lawn and hedging but mainly laid to driveway, side access gate to rear garden.

Driveway

Brick paved area providing great off road parking.

West Rear Garden

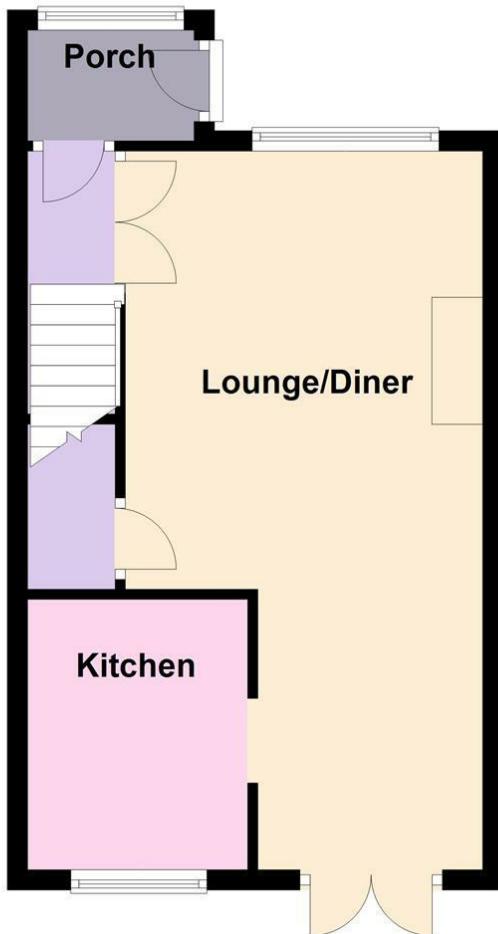
Laid to lawn, shaped patio, flower and shrub borders, water tap, shed and rear access gate to the garage, which is in an nearby compound,

Garage

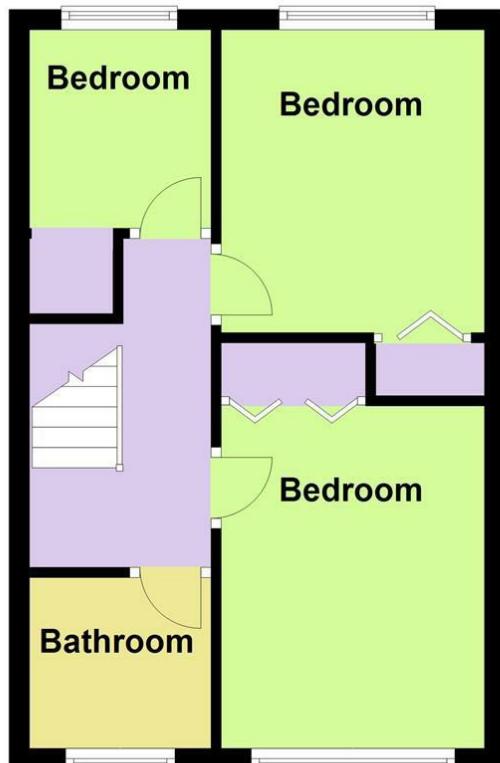
In a nearby compound with vehicle access via Coleridge Crescent. With up and over door.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.