



Offers In Excess Of
£350,000
Freehold

Kipling Avenue, Goring By Sea

- End terrace house
- Extended
- Ground Floor Bedroom with en-suite
- Three further bedrooms
- Modern fitted Kitchen/Family Room
- EPC rating - D
- Off road parking
- Viewing recommended

Robert Luff & Co are delighted to offer for sale this extended and spacious end terrace house located in Goring. The property offers great living space with a spacious and modern fitted Kitchen/Dining/Family Room and separate lounge on the ground floor, plus a ground floor bedroom with en-suite shower room. On the first floor are three further bedrooms and a family bathroom. Outside space includes a block paved drive with parking for multiple vehicles and a pleasant rear garden with space for entertaining. The property is located close to local shops, schools and transport links including a mainline railway station. Internal viewing is recommended.



Accommodation

Entrance Hall

Obscured double glazed front door into:

Reception Hall

Tall radiator, wooden flooring, smooth ceiling and spotlights, smoke detector, gas and electric meter and fuse box, door to living room and bedroom.

Living Room 15'7" x 12'3" (4.75 x 3.74)

Fireplace with fire, double glazed window, understairs storage cupboard with wall mounted gas fired central heating boiler, radiator, feature double doors to:

Kitchen/Dining Room/Family Room 18'2" x 15'6" reducing to 14'8" (5.54 x 4.73 reducing to 4.48)

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 double oven, hob and extractor, dishwasher, fridge/freezer, smooth ceiling with spotlights, modern vertical radiator, double glazed window to side and to rear, double glazed window and double doors onto rear garden, door to:

Utility Area

Plumbing and space for washing machine, obscured double glazed window, space for tumble dryer.

Ground Floor Bedroom One 19'2" x 10'7" (5.85 x 3.25)

narrowing to 11'1" (3.64m) measurements not to include built in cupboards, wooden flooring, double glazed windows, ceiling mounted electrically operated velux window, smooth ceiling with spot lights, radiator, access to loft storage space, door to:

En-suite shower/w.c.

Step in shower cubicle with large drench head and side rinser shower, low-level w.c., wash hand basin with unit below, obscured double glazed window, smooth ceiling with spotlights and extractor, heated towel rail.

Landing

Access to loft space with pull down loft ladder and light.

Bedroom Two 12'4" x 9'6" (3.76m x 2.90m)

Double glazed window, radiator.

Bedroom Three 11'4" x 9'6" (3.45m x 2.90m)

Measurements to include built in wardrobes with hanging and shelving, radiator, double glazed window.

Bedroom Four 6'5" increasing to 8'6" x 5'9" (1.96 increasing to 2.61 x 1.76)

Increased measurements into bulk head with useful storage, radiator, double glazed window.

Bathroom/W.C.

P shaped bath, wall mounted shower and screen, wash hand basin, low-level w.c., tiled walls, heated towel rail, obscured double glazed window, smooth ceiling.

Front Garden

Block paved drive with parking for multiple vehicles, lawned area with shrubs.

Garage 17'2" x 8'7" (5.24 x 2.62)

Up and over door, not currently accessible by car but with removal of fence panel it has the potential to be.

Rear Garden

L-shaped and being laid to lawn, decking, flower and shrub borders and side garden with some Astro turf for soft play.



Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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