



## Barrington Road, Southgate, Crawley, RH10 6DB

Taylor Robinson is delighted to offer this 3 bedroom terraced house boasting the addition of a conservatory and a downstairs cloakroom. The property also benefits from replacement double glazed windows and radiator heating throughout.

There is a good sized living room, refitted kitchen with utility area and a replaced modern gas boiler for heating and hot water.

To the rear is an enclosed rear garden with wooden decking patio.

Ideally located with access to local shops, schools and Fastway buses. NO CHAIN

**£340,000 Freehold**

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- No Chain
- Living Room
- Radiator Heating & Replacement Double Glazed Windows
- 3 Bedrooms
- Conservatory
- Close to Shops and Schools
- Extended to Ground Floor
- Cloakroom

Entry

Stairs to First Floor

Rear Garden

Hallway

5'11" x 9'0" (1.81 x 2.76)

Landing

2'7" x 9'8" (0.81 x 2.95)

Living Room

21'3" x 10'9" (6.50 x 3.30)

Bedroom 1

10'9" x 9'0" (3.30 x 2.76)

Kitchen

14'9" x 10'1" (4.50 x 3.08)

Bedroom 2

10'0" x 10'9" (3.07 x 3.30)

Conservatory

9'3" x 9'2" (2.82 x 2.80)

Bedroom 3

11'7" x 5'10" (3.55 x 1.78)

Inner Hallway

3'9" x 5'0" (1.15 x 1.54)

Bathroom

5'10" x 7'3" (1.78 x 2.23)

W.C.

4'11" x 4'7" (1.52 x 1.40)

Outside

Front Garden

## Council Tax Band: C





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE**

**Tel: 01293 552388**

**Email: sales@taylor-robinson.co.uk**

**www.taylor-robinson.co.uk**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	