



46, New Road, West Molesey, KT8 1PX

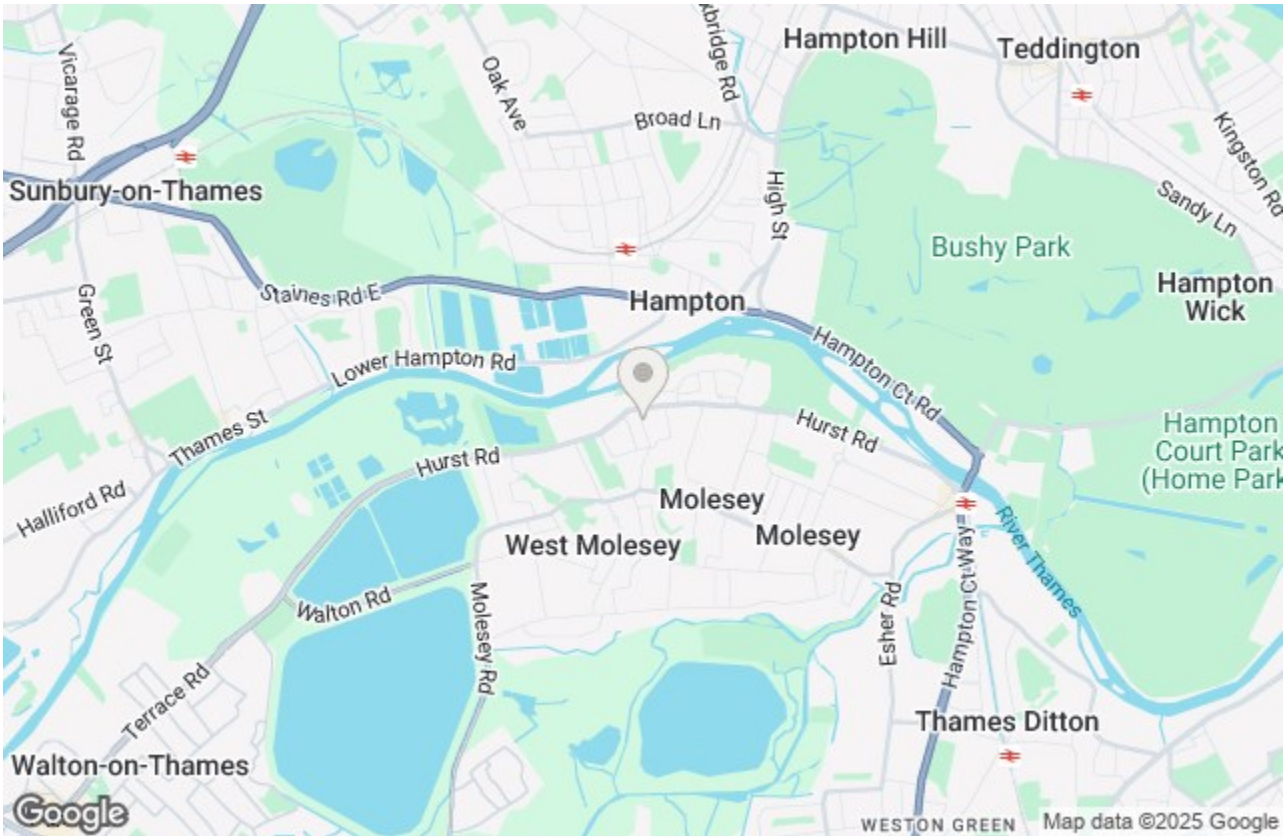
| Energy Efficiency Rating | | |
|---|-----------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 75 | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|--|
| | Current | Potential |
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |
| England & Wales | | EU Directive 2002/91/EC  |



Offers In Excess Of £500,000 Freehold

We are pleased to offer this extended three bedroom terrace home which is situated within a short distance of the River Thames, on a good bus route and close to Tesco's super store. The well-presented accommodation is divided over two floors and briefly comprises:- entrance hallway, lounge with gas flame fireplace, separate modern kitchen/dining room with island unit with a downstairs cloakroom. On the first floor, there are two double bedrooms with built in wardrobes, a single room which is currently used as a dressing room with large fitted wardrobe and a modern refitted bathroom. Externally there is a long front garden and an East facing rear garden with artificial turf, also nearby is a garage. Other notable features include gas central heating and double glazing. No onward chain. Council tax band D £2067 PA.



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- EXTENDED MODERN KITCHEN DINING ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DOWNSTAIRS CLOAKROOM
- WELL DECORATED THROUGHOUT
- GARAGE
- MODERN BATHROOM
- NO ONWARD CHAIN

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract