

230, Fleetside, West Molesey, KT8 2NJ

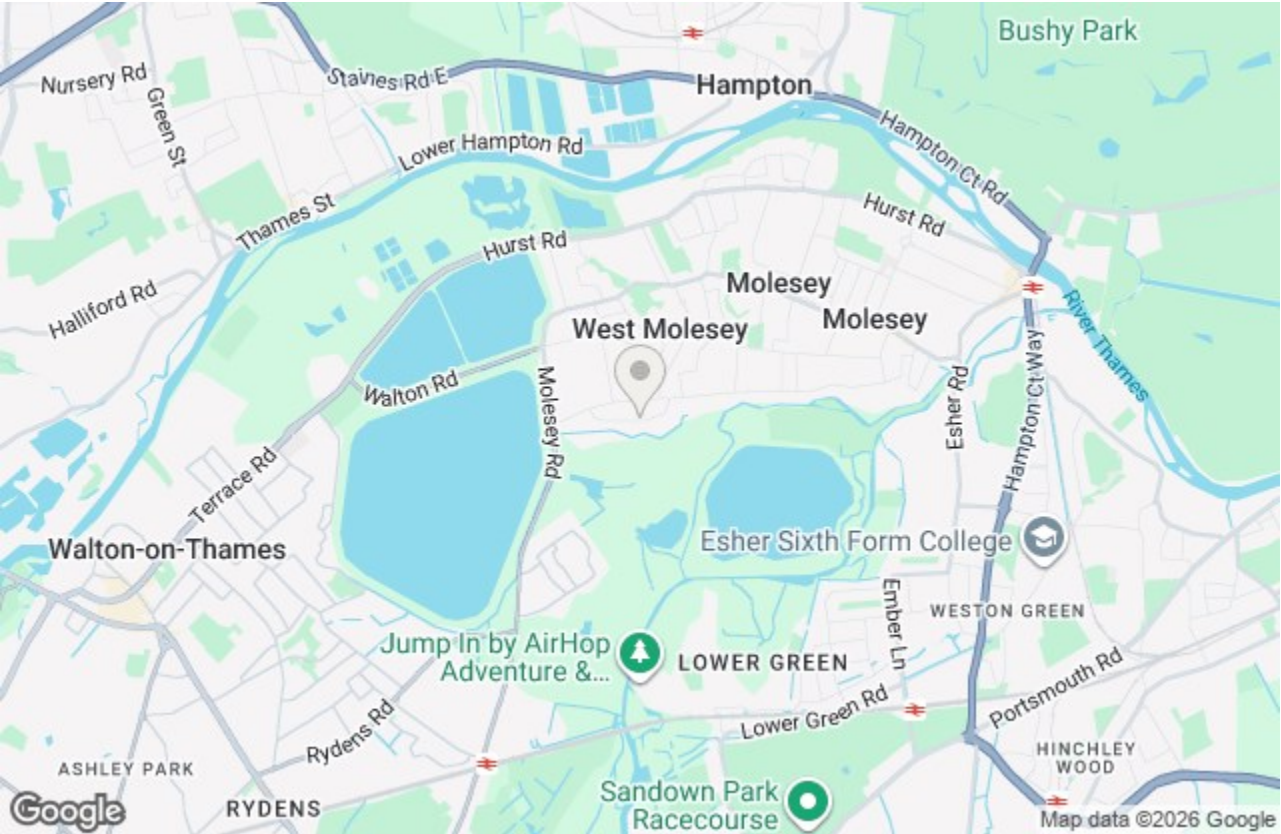
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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
		

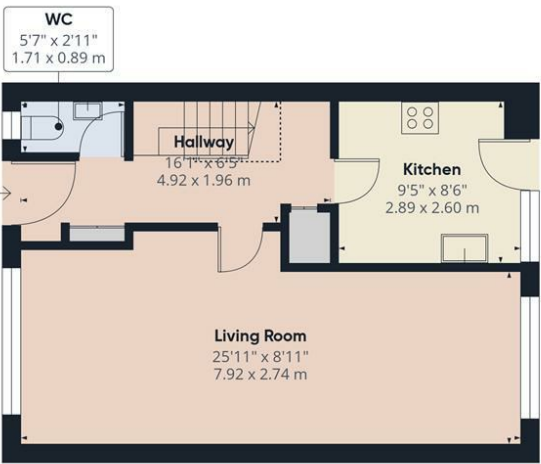


£480,000 Freehold

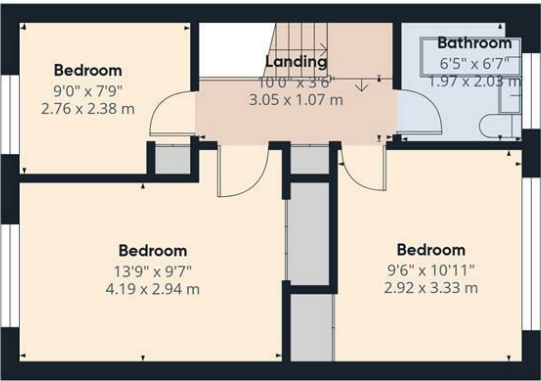
We are pleased to offer this three bedroom terrace family home which is situated on the popular Fleetside development within a short distance of Molesey Heath, local shops and bus routes. The accommodation briefly comprises entrance hallway, downstairs cloakroom, double aspect through lounge dining/room and separate kitchen. Off the first floor landing there are two double bedrooms with built-in wardrobes, a large single bedroom which is also big enough for a small double bed and the family bathroom. Externally there is a patio garden which is approximately 40ft in length with an open plan brick block drive / patio garden at the front with garage in block nearby. Other notable features include gas central heating via radiators and double glazing throughout. Council tax band D.



Fleetside, West Molesey, KT8 2NJ



Floor 0



Floor 1



Approximate total area⁽¹⁾

882 ft²
82 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- DOUBLE GLAZING
- GARAGE IN NEARBY BLOCK
- BRICK BLOCK DRIVEWAY
- GOOD SIZE BEDROOMS
- GAS CENTRAL HEATING
- THOUGH LOUNGE DINING ROOM
- DOWNSTAIRS CLOAKROOM
- CLOSE TO MOLESEY HEATH

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

