

81, First Avenue, West Molesey, KT8 2QW

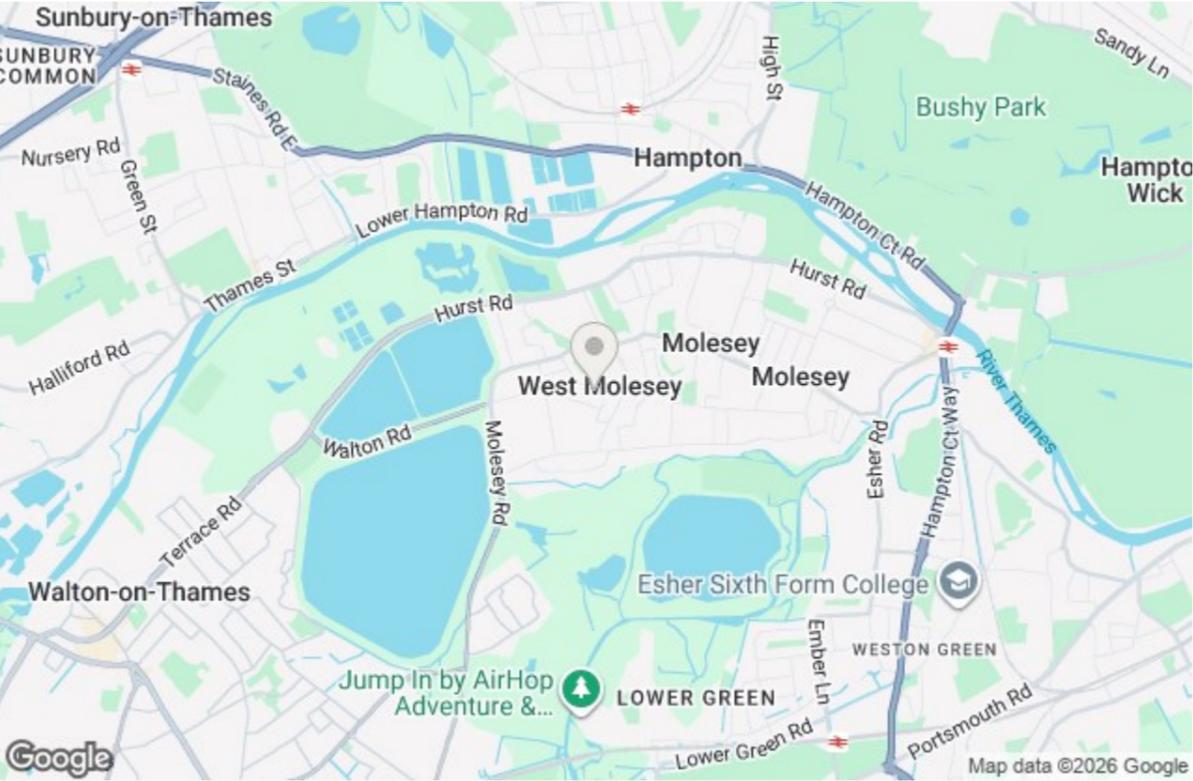
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



£375,000 Freehold

An extended two bedroom terrace home which is offering excellent value for money and situated within a short distance of local shops and bus routes. The accommodation briefly comprises entrance lobby, lounge dining room with feature electric fireplace and a modern shaker style kitchen with appliances. On the first floor, off the landing there is a good size master bedroom, a second bedroom, which does currently have a small double bed in it and of course the bathroom. Externally there is off street parking to the front and 40ft rear garden with rear pedestrian access. Tax band C.



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Approximate total area⁽¹⁾
573 ft²
53.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



- EXTENDED MODERN KITCHEN
- DOWNSTAIRS CLOAKROOM
- DOUBLE GLAZING
- 40 FT REAR GARDEN
- LOUNGE DINING ROOM
- GAS CENTRAL HEATING
- OFF STREET PARKING



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