

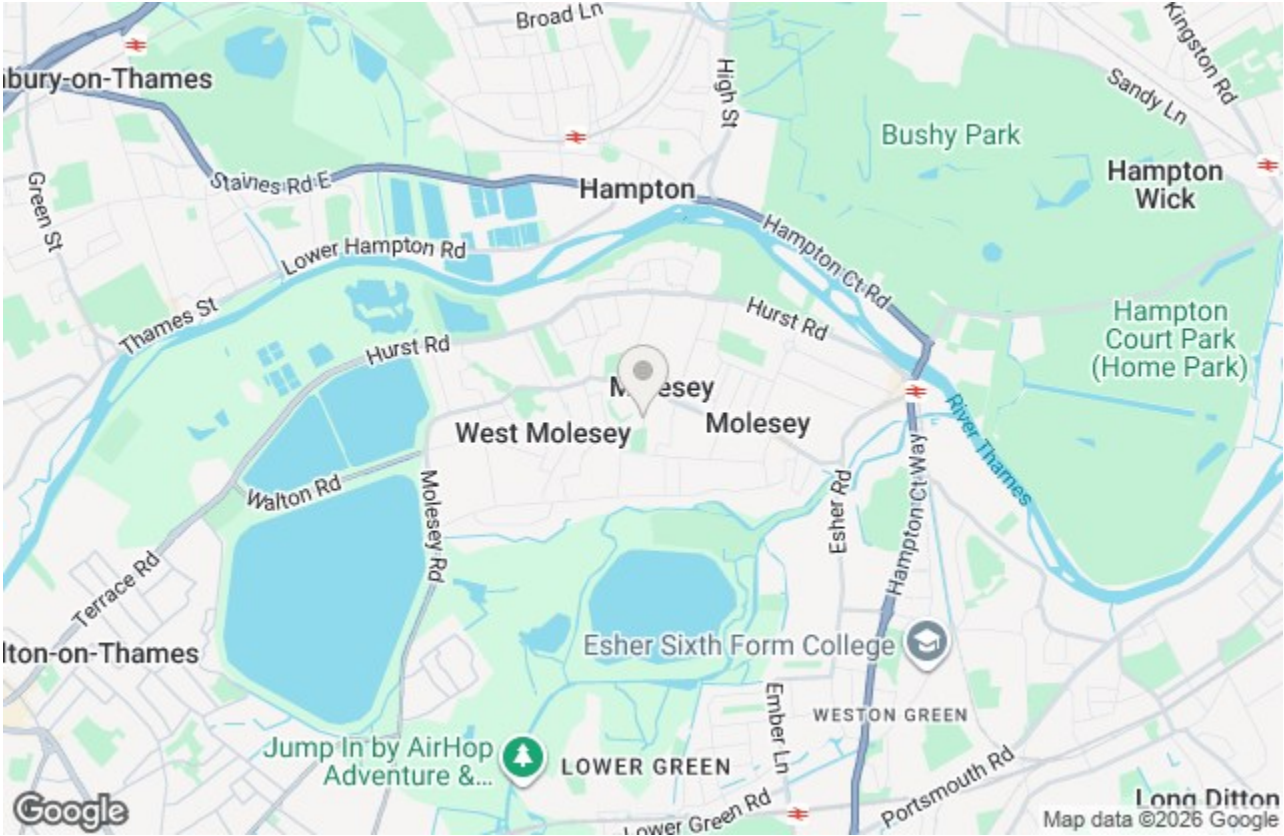


40, Grange Road, West Molesey, KT8 2PP

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	

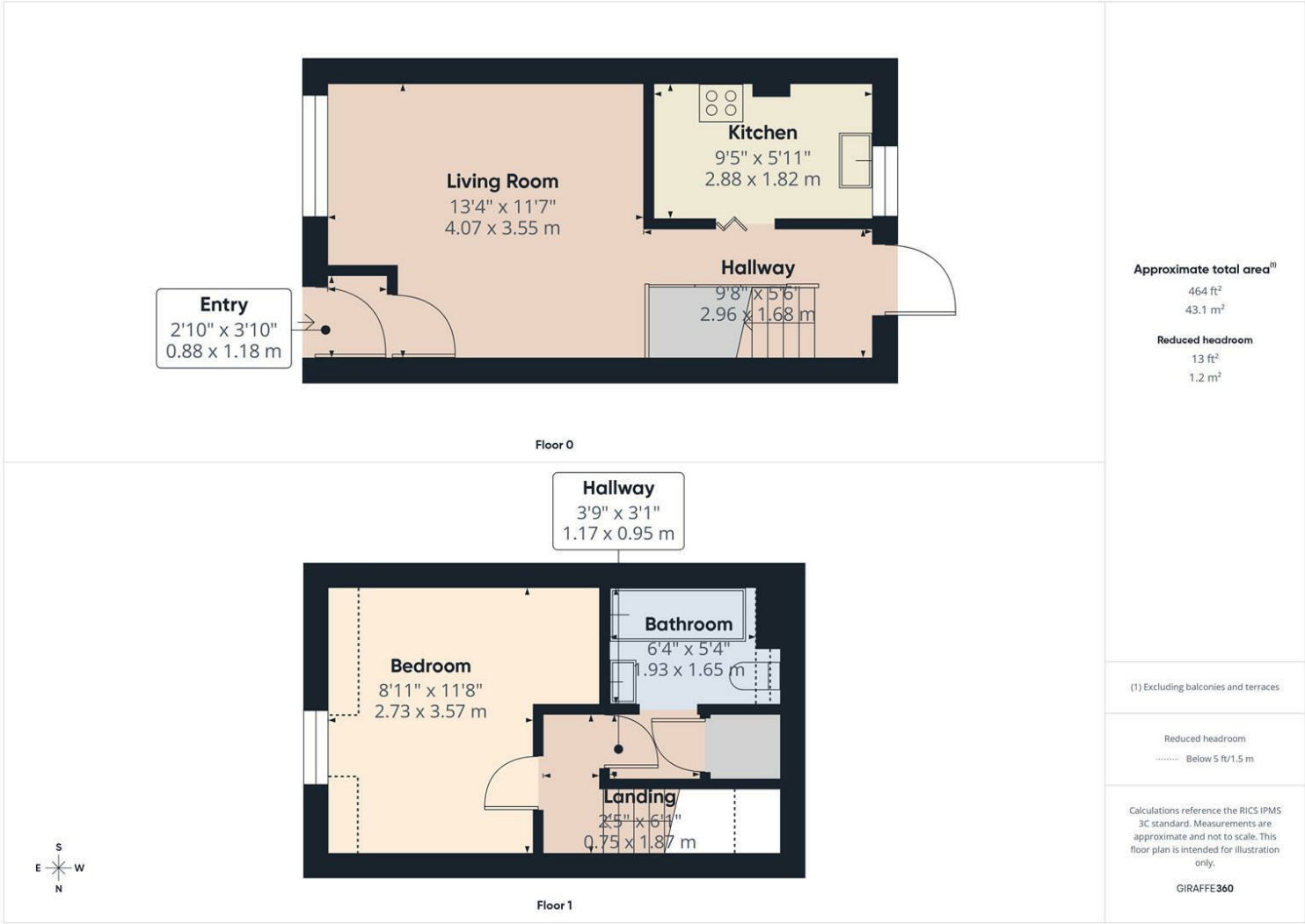
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



£325,000 Freehold

We are pleased to offer this one bedroom freehold terrace home which is situated with a short distance of local amenities in East Molesey. The property provides bright and tastefully decorated accommodation throughout briefly comprises entrance porch area that leads to a spacious living room with door to the rear garden. There is separate kitchen and staircase to the first floor landing with access to the loft space, a good size double bedroom and white bathroom suite. Externally there is a private enclosed west facing garden with paved patio and lawn, an enclosed front garden and an allocated parking space nearby. Viewings are strongly recommended at your earliest convenience. Council tax band C £2171 PA.

Grange Road, West Molesey, KT8 2PP



- TASTFULLY DECORATED THROUGHOUT
- DOUBLE GLAZING
- MODERN KITCHEN
- FREEHOLD
- PARKING SPACE
- GAS CENTRAL HEATING VIA RADIATORS
- PRIVATE WEST FACING GARDEN
- BRIGHT AND SPACIOUS LIVING SPACE
- SHORT DISTANCE OF EAST MOLESEY VILLAGE

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

