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7 WILMOTS CLOSE, REIGATE, SURREY, RH2 0NP

£425,000

FREEHOLD

***** TWO BEDROOM TERRACED HOUSE, IN A QUIET CUL DE SAC, ONLY A SHORT DISTANCE FROM REIGATE TOWN *****

Offered for sale with the benefit of no chain, this two bedroom house has been rented for a number of years and has the scope for some modernisation.

Through the front door there is an entrance hall, to your left is a door to a good size, fitted kitchen, that has a double glazed window to the front. At the rear you have a lounge/dining room, with storage under the stairs and a door to a double glazed conservatory. Upstairs there are two good size double bedrooms, and a family bathroom.

Outside there is a front garden, which could be changed into off road parking, as a number of other residents have. At the rear there is a 35ft south west facing garden, with both lawn and patio, in addition to a rear access gate.

Reigate station and town centre can be found only half a mile away, making the location superbly convenient, yet quiet.

Within the town centre there are a number of restaurants and high street stores, as well as extensive parkland and you also have easy access to Junction 8 of the M25.

- TERRACED HOUSE
- LOUNGE/DINING ROOM
- SOUTHWEST FACING GARDEN
- CUL DE SAC
- COUNCIL TAX BAND: D
- NO CHAIN
- TWO DOUBLE BEDROOMS
- GARAGE EN BLOCK
- 1/2 MILE TO REIGATE
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL
12'3 x 5'7 (3.73m x 1.70m)

LOUNGE/DINING ROOM
17'8 x 13'2 (5.38m x 4.01m)

KITCHEN
10'7 x 7'4 (3.23m x 2.24m)

CONSERVATORY
8'7 x 6'9 (2.62m x 2.06m)

FIRST FLOOR

LANDING

BEDROOM ONE
13'2 x 10'3 (4.01m x 3.12m)

BEDROOM TWO
13'2 x 9'3 (4.01m x 2.82m)

BATHROOM
7'10 x 7'2 (2.39m x 2.18m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

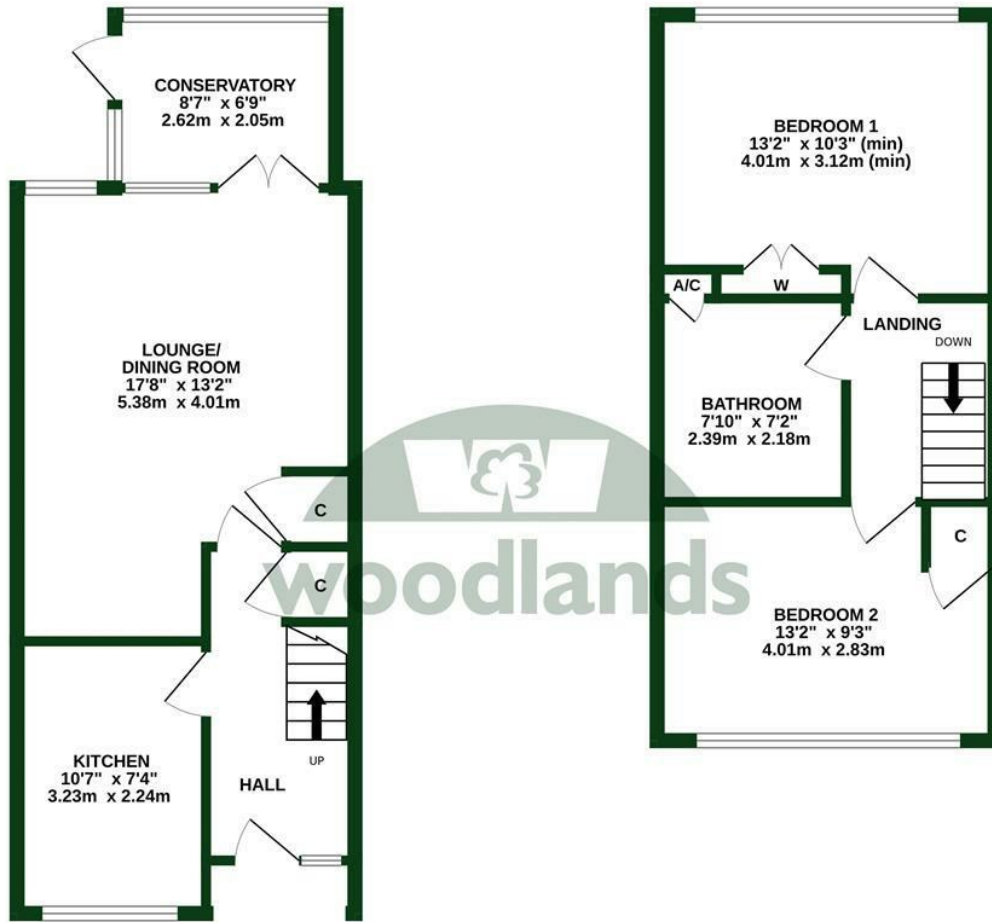
35FT SOUTH WESTERLY REAR GARDEN

EN BLOCK GARAGE



GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	67	
(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	

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