

34, Avern Road, West Molesey, Surrey, KT8 2JB

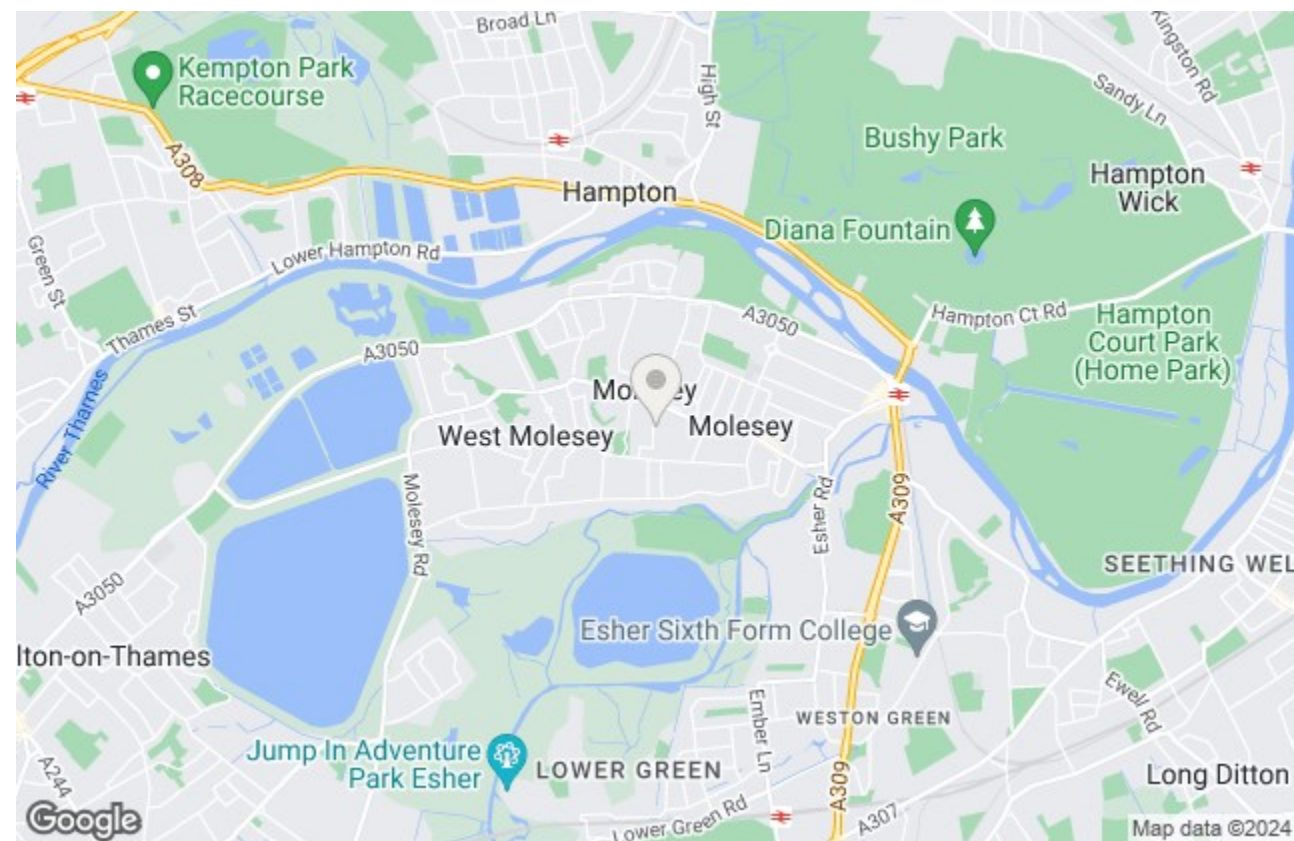
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	12	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



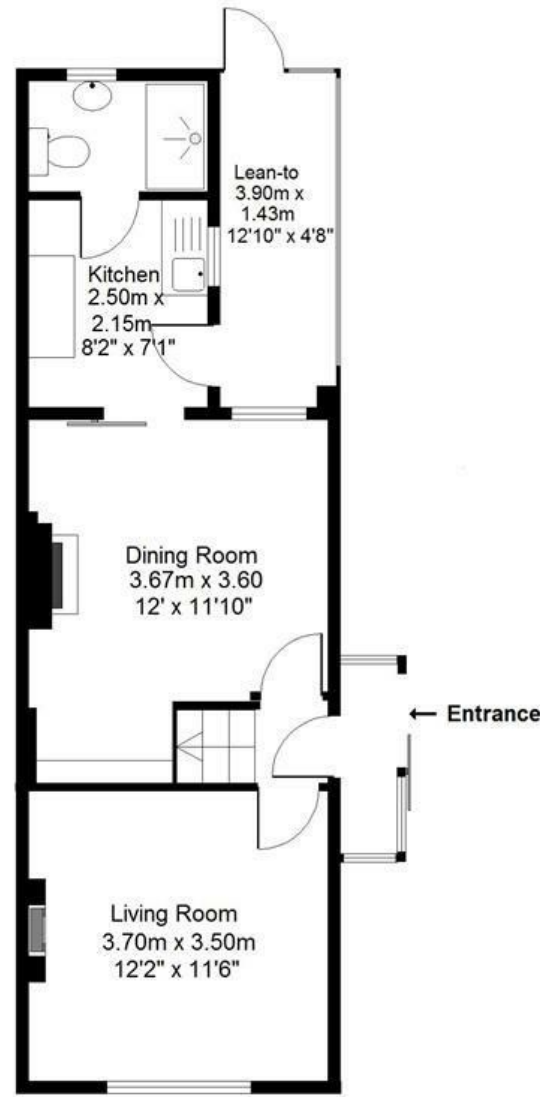
£535,000 Freehold

Situated in a popular residential road is this three bedroom semi-detached period home which is in need of extensive refurbishment and therefore an ideal opportunity for the DIY enthusiast. The accommodation is based over two floor and briefly comprises:- entrance lobby, two separate reception rooms, kitchen, downstairs bathroom and a timber lean-to. On the first floor there are two double bedrooms with another single bedroom at the rear. Externally, there is an enclosed front garden and a large east facing rear garden. Other features include double glazed windows and gas central heating via radiators. Sold with immediate vacant possession. Council tax band E £2852 PA



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Ground Floor



First Floor



Not to scale

Approximate Gross Internal Floor Area:
86m sq (930sq ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance and should not be relied on as a basis of valuation.

- LARGE EAST FACING GARDEN
- NO ONWARD CHAIN
- TWO RECEPTION ROOM
- POPULAR RESIDENTIAL ROAD
- DOUBLE GLAZING
- IN NEED OF UPDATING

