



**15 Glebelands, West Molesey, KT8 2PY**  
**By auction £270,000**

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Being Sold via Secure Sale. Terms & Conditions apply. Starting Offers £280,000.

A double bedroom mid-terrace FREEHOLD house.

The property is situated in a quiet residential location and is within walking distance to local shops, amenities and transport links to Hampton Court train station.

The house is currently tenanted and offers a spacious lounge/dining room, fitted kitchen, double bedroom with fitted wardrobe and modern bathroom. The property also benefits from double glazing and gas central heating.

The rear garden is attractive and has been designed to be low maintenance and there is a gate to the rear leading to allocated parking for the property.

To the front the garden is laid to lawn with mature shrubs.

Early viewing highly recommended to secure this great investment/first time buy.

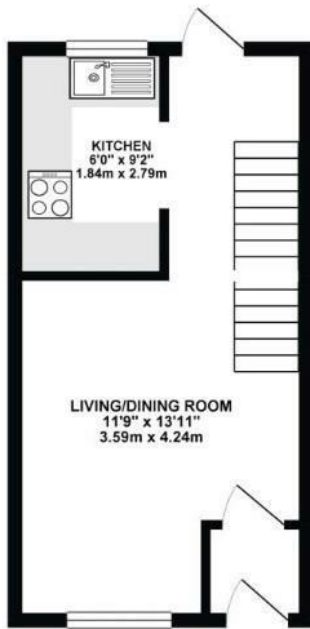
\* See Public Notice.

\*\* Pictures Taken Pre Current Tenancy, Some Modernisation Required.

### Auctioneers Additional Comments







GROUND FLOOR



FIRST FLOOR



GLEBELANDS, WEST MOLESEY  
INTERNAL FLOOR AREA (APPROX.) 510 sq ft/ 47.4 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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