



12 New Road, Richmond
£799,950



12 New Road

Richmond, Richmond

- Character 2 bedroom END TERRACE VICTORIAN HOUSE in one of the areas most picturesque roads.
- Period feel throughout with floorboards, fireplaces and sash windows.
- Two receptions : 1st floor bathroom and ground floor WC. Potential to remodel/upgrade.
- Gas central heating system with an Ecofit Pure condensing boiler.
- Moments from the village pond on beautiful Ham Common and close to Ofsted Outstanding Grey Court School.
- Walk across the Common to the 65 bus, the village pub, and up Ham Gate Avenue into Richmond Park.
- NO ONWARD CHAIN!



FRONT RECEPTION (LOUNGE)

Bay to front, fireplace and mantelpiece, floorboards, radiator.

REAR RECEPTION (DINING ROOM)

Sash window to rear, fireplace, floorboards, radiator, understairs store cupboard.

KITCHEN

Tiled floor, units and worktops, tile splashbacks, inset sink unit, inset gas hob, inbuilt electric oven, spaces for fridge freezer, washing machine and dishwasher, wall mounted Vaillant ecoFIT Pure condensing boiler, window to side.

REAR LOBBY - Wash hand basin, tiled floor, door to CLOAKROOM - WC and frosted window. REAR LEAN-TO out to garden.

FRONT BEDROOM

Fireplace, sash window to front, floorboards, radiator.

REAR BEDROOM

Sash window to rear, floorboards, radiator.

BATHROOM

Panel enclosed bath with shower screen and shower mixer, wash hand basin, WC, cupboard, casement window.

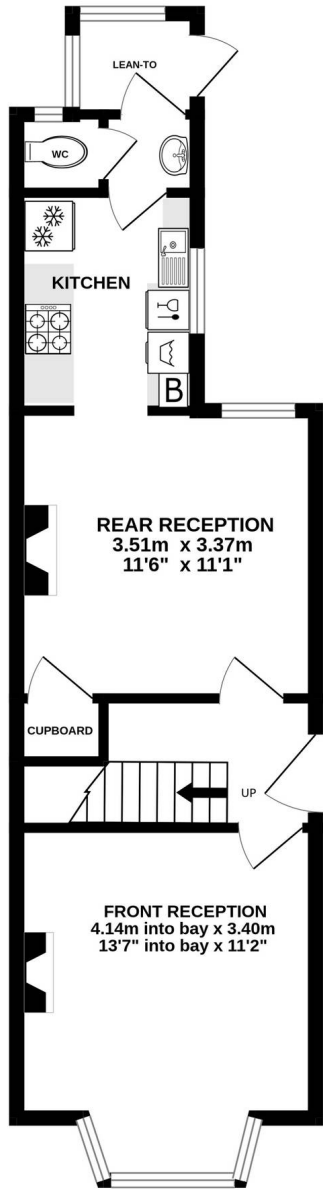




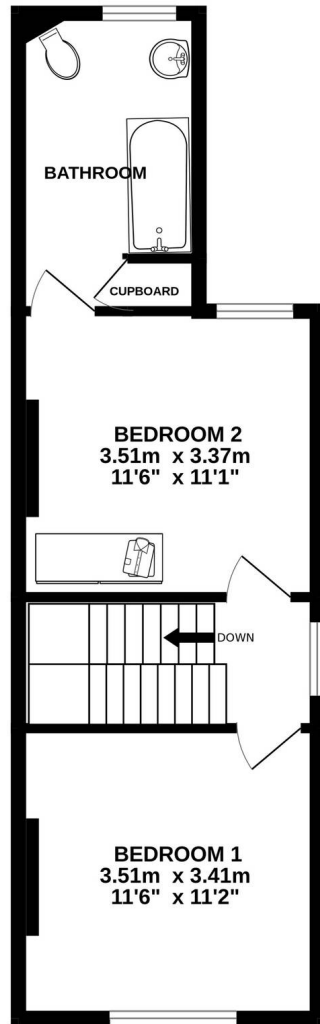
GARDEN

OUTSIDE: Formal front garden. Side passage with gate to REAR GARDEN - Mainly paved with borders.

GROUND FLOOR
38.9 sq.m. (418 sq.ft.) approx.



1ST FLOOR
36.1 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA : 75.0 sq.m. (807 sq.ft.) 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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