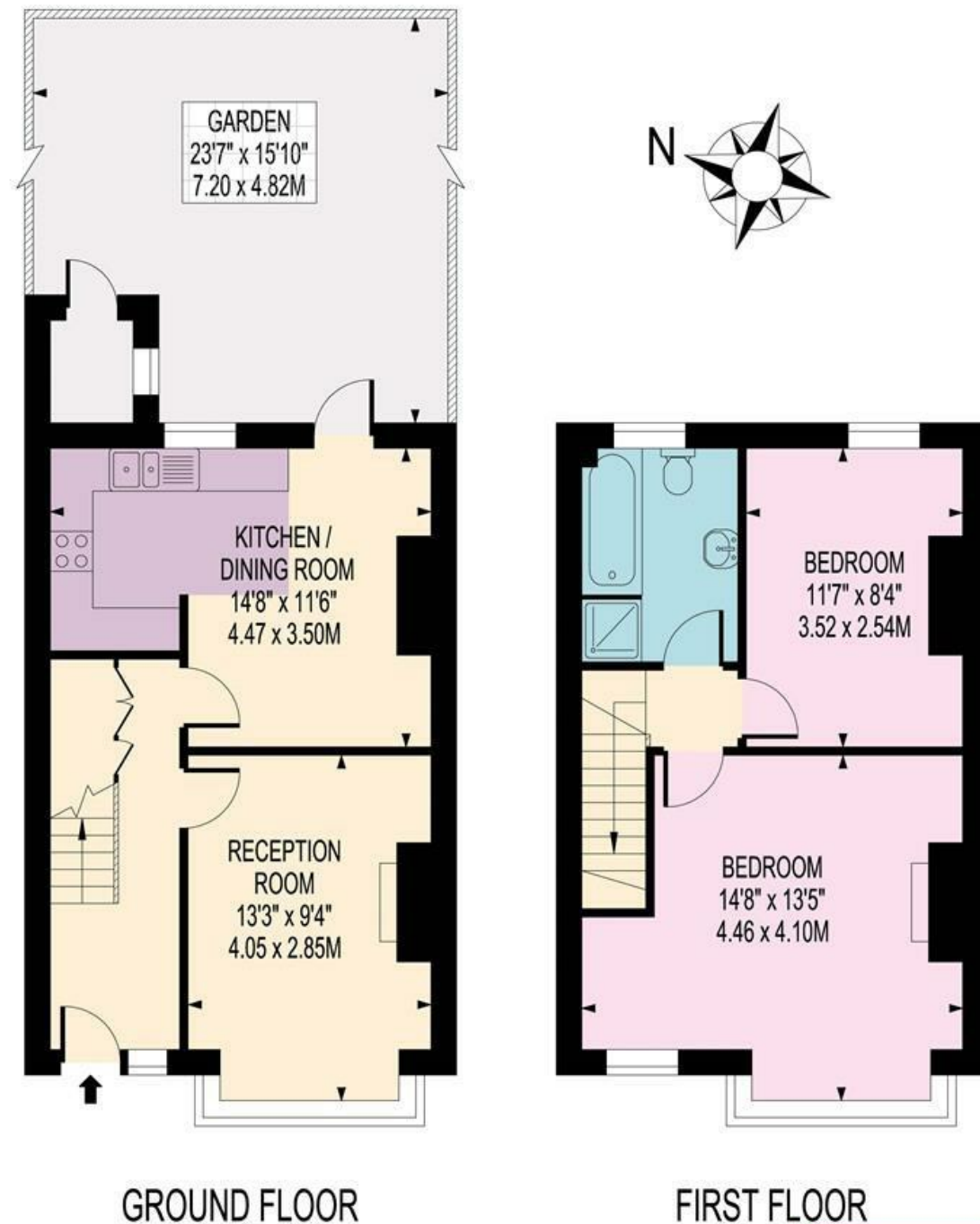


GORE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 732 SQ FT- 68.0 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**16 Gore Road,
Raynes Park, SW20 8JL**

£695,000 Freehold

A charming two bedroom house in the ever popular 'Apostles' area , very conveniently situated for Raynes Park Mainline Station, local shops and amenities

- Two Double Bedrooms
- Living Room
- Easily Maintained Garden
- Ultra Convenient Location
- No Onward Chain
- Bathroom
- Superb Kitchen/Diner
- Bright Accommodation
- Well Presented
- Must Be Seen!

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Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

The useful amenities of Raynes Park including the David Lloyd Sports Centre, a Public Library, Waitrose, a selection of coffee shops and restaurants are close-by.

Raynes Park commuter station offers fast and frequent rail connections to London Waterloo, whilst excellent schools both in the private and state sectors are easily accessible.



Description

A charming two bedroom house in the ever popular 'Apostles' area.

On the ground floor there is a front reception room and a kitchen/family room with access out to a courtyard garden.

On the first floor are two double bedrooms and the bathroom. The property is offered for sale with no onward chain so early viewing is recommended!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		55	
(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 CO ₂ emissions			
(92 plus) A			55
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.