

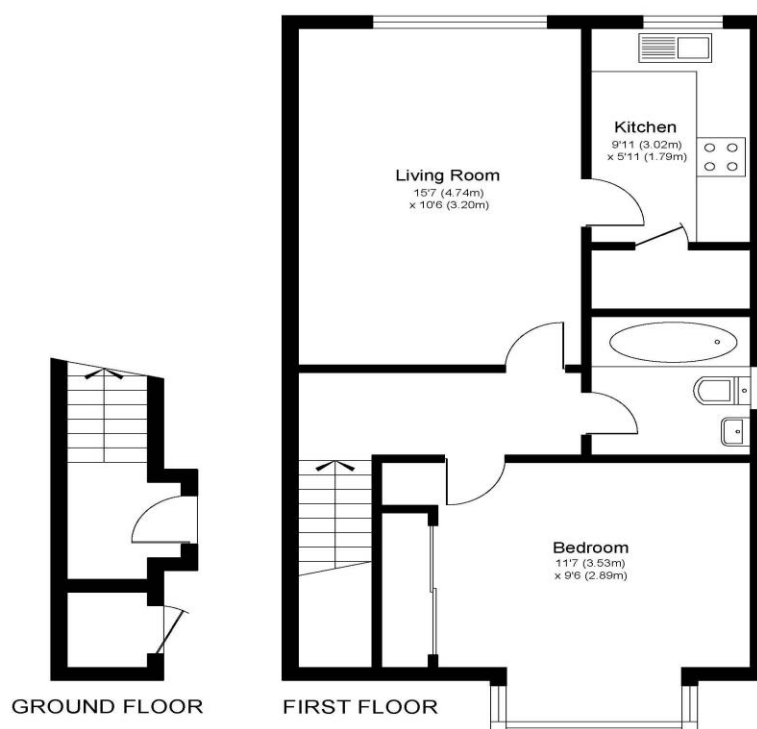


46 Cambridge Road West Molesey Surrey KT8 2AX

£250,000



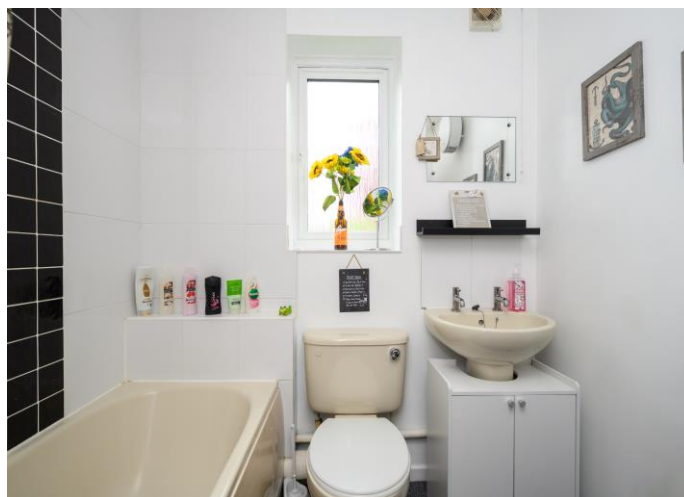
CAMBRIDGE ROAD, WEST MOLESEY, KT8



Approximate Gross Internal Floor Area: 50 m sq / 540 sq 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 misstatements. These plans are not to scale and 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 only and should not be relied on as a basis of valuation.

For sale with no onward chain, a one bedroom first floor maisonette with allocated parking, front garden area and long leasehold of over 900 years +. Internally this home offers good size accommodation with a decent double bedroom and a separate living room to the kitchen. There is also a loft space and built in wardrobes in the bedroom. Our outgoing sellers have made great improvements to the home including new carpets, new windows and a new front door and a modern infra-red heating system all within the last few years. Externally you benefit from one allocated parking space and a patch of front garden giving some highly desirable outside space. There is also an external storage cupboard which is incredibly useful. Well located in this popular residential area of West Molesey, not far from local amenities and public transport. EPC Rating C.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.