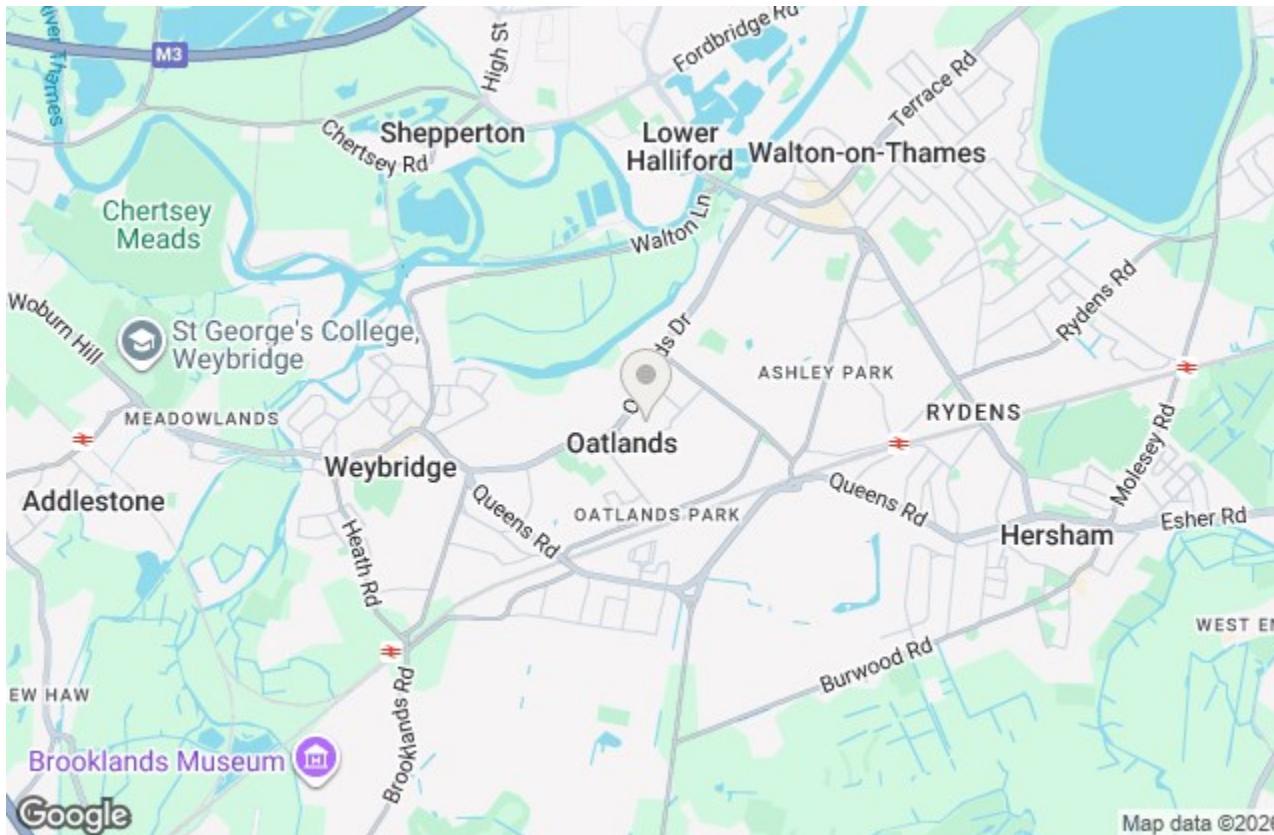


## 7, Victoria Close, Weybridge, KT13 9QJ

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



**£800,000 Freehold**

Nestled in the tranquil cul-de-sac of Victoria Close, this charming three-bedroom mid-terrace home in the sought-after Oatlands village of Weybridge presents an excellent opportunity for those looking to create their ideal living space. With no onward chain, this property is ready for new owners to make it their own.

The location is very popular amongst families with children as the popular Weybridge schools such as Manby Lodge, Oatlands Primary and Cleves are close by.

The home features a spacious through lounge/diner, providing a versatile area for both relaxation and entertaining. Additionally, a convenient downstairs WC enhances the practicality of the layout. While the property is in need of some modernisation, it offers a blank canvas for buyers to infuse their personal style and preferences.

The master bedroom includes a three piece ensuite shower.

For those with vehicles, a garage located in a nearby block adds to the convenience of this residence. The peaceful surroundings of Victoria Close make it an ideal location for families or anyone seeking a serene lifestyle,

# Victoria Close, Weybridge, KT13 9QJ



- NO ONWARD CHAIN
- STAGGERED TERRACE HOME
- IN NEED OF SOME MODERNISATION
- THROUGH LOUNGE/DINING ROOM
- CLOSE TO OATLANDS VILLAGE SHOPS AND POPULAR WEYBRIDGE SCHOOLS
- THREE BEDROOMS
- GARAGE IN NEARBY BLOCK
- DOWNSTAIRS CLOAKROOM
- QUIET CUL DE SAC
- ENSUITE TO MASTER BEDROOM

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no errors and omissions and they do not form part of any contract.