



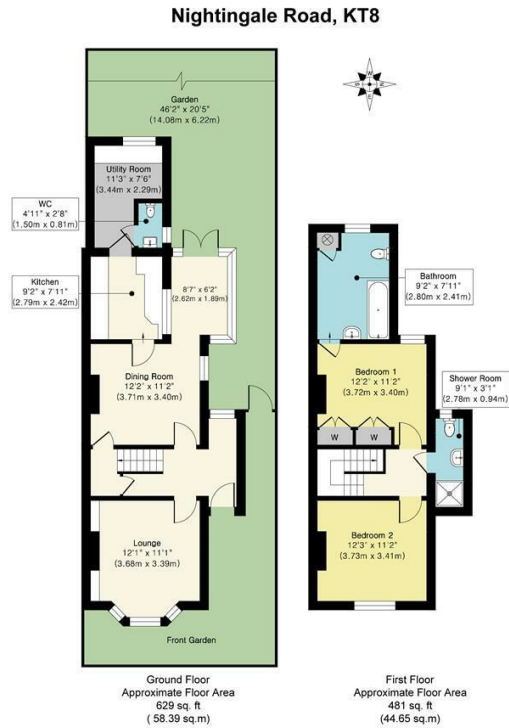
Nightingale Road, West Molesey, KT8 2PQ

Asking Price £699,950 Freehold

- VICTORIAN SEMI-DETACHED HOUSE
- 2 RECEPTION ROOMS
- UTILITY ROOM
- REAR GARDEN

- 2 DOUBLE BEDROOMS
- KITCHEN
- STUDY

- 2 BATHROOMS (1 EN-SUITE)
- GROUND FLOOR CLOAKROOM
- OFF-STREET PARKING



Approx. Gross Internal Floor Area 1110 sq. ft / 103.04 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
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Description

An exceptional 2 double bedroom semi-detached Victorian villa. The property enjoys 3 reception areas, a kitchen with utility and cloakroom on the ground floor and an easy stair case leads to the first floor landing with main bedroom with en-suite bathroom and a second double and family shower room. Off street parking at the front and a mature landscaped garden with sunny west facing aspect completes the picture. Your early viewing is recommended.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

E

EPC Rating:

D