



## Eastcote Avenue, West Molesey, KT8 2EY

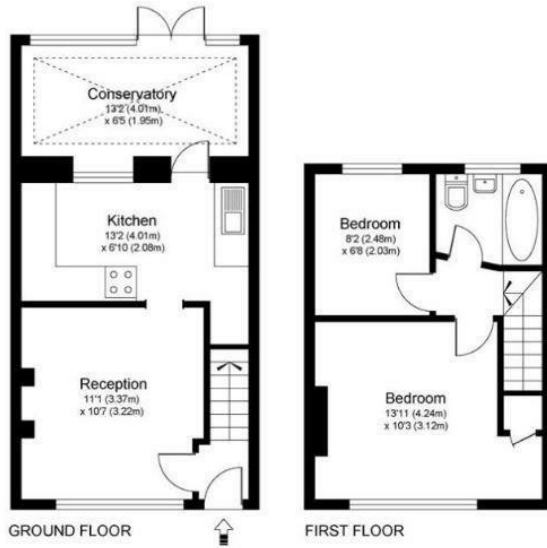
Asking Price £395,000 Freehold

- MID-TERRACE
- LOUNGE/DINING ROOM
- OFF-STREET PARKING

- 2 BEDROOMS
- KITCHEN
- LARGE REAR GARDEN

- 1 BATHROOM
- CONSERVATORY
- NO ONWARD CHAIN

EASTCOTE AVENUE KT8



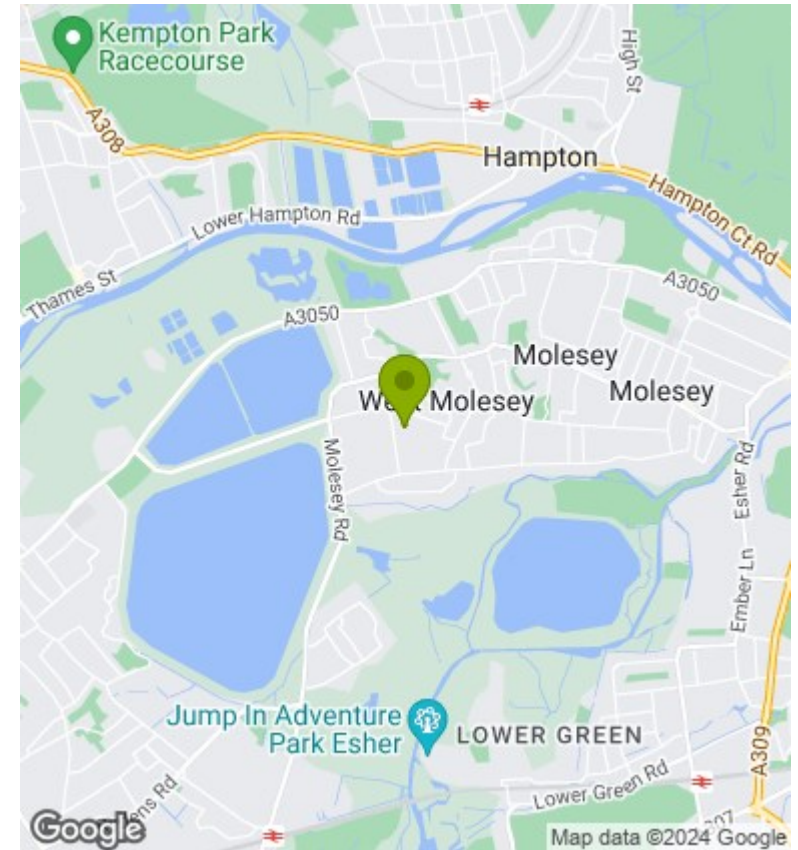
Approximate Gross Internal Floor Area: 52 m sq / 561 sq ft

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.

## Description

Rawlinson and Webber are pleased to offer for sale with no onward chain, this fantastic 2-bedroom mid-terrace home, nestled in a quiet residential road of West Molesey. It is presented in beautiful and well cared for condition and comprises an entrance hallway, a well-proportioned front reception room, a modern kitchen and conservatory/dining and utility area which leads to the spacious rear garden. Upstairs, offers 2 bedrooms and a contemporary family bathroom.

Externally, the property benefits from off-street parking on its own driveway, spacious rear garden with part artificial lawn and patio area and rear vehicular access. This charming home, is ideal for first-time buyers, down-sizers or investors. We highly recommend your early viewing to fully appreciate this property's charm.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Council Tax Band

C

## EPC Rating:

D