



**RAWLINSON
&WEBBER.**

Bell Road, East Molesey
£2,100 Per Calendar Month Freehold

Property Description

Rawlinson and Webber are delighted to present to let this delightful two double-bedroom Victorian Cottage, located in the heart of East Molesey Village, just a stone's throw away from Hampton Court Station.

Entering through the front door you are met with a spacious through lounge and dining area. To the left hand side rear of the property you have your bathroom. Consisting off bath (shower over bath, basin and toilet).

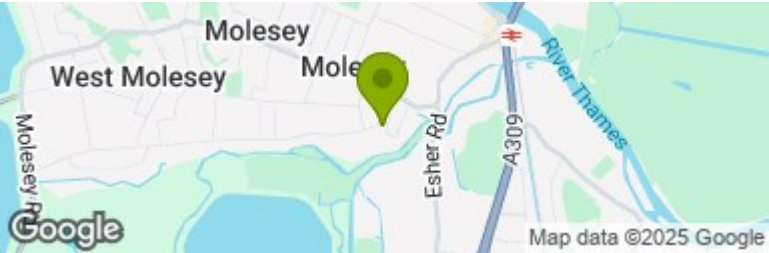
To the right hand side rear you have the galley kitchen, with its efficient layout, presents a practical space for culinary endeavours. Equipped with essential appliances and ample storage options, it allows for easy meal preparation and convenient organisation of kitchen essentials.


Off the kitchen you have door out onto the beautiful low maintenance sun trapped courtyard garden.

Upstairs, there are two generous double bedrooms.

Features

• VICTORIAN COTTAGE • 2 DOUBLE BEDROOMS • LOUNGE/DINER • KITCHEN • DOWNST BATHROOM • COURTYARD GARDEN • GAS CENTRAL HEATING • DOUBLE GLAZED • EAST MOLESEY • VIEWING HIGHLY RECOMMENDED



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		70	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

D

EPC Rating:

C