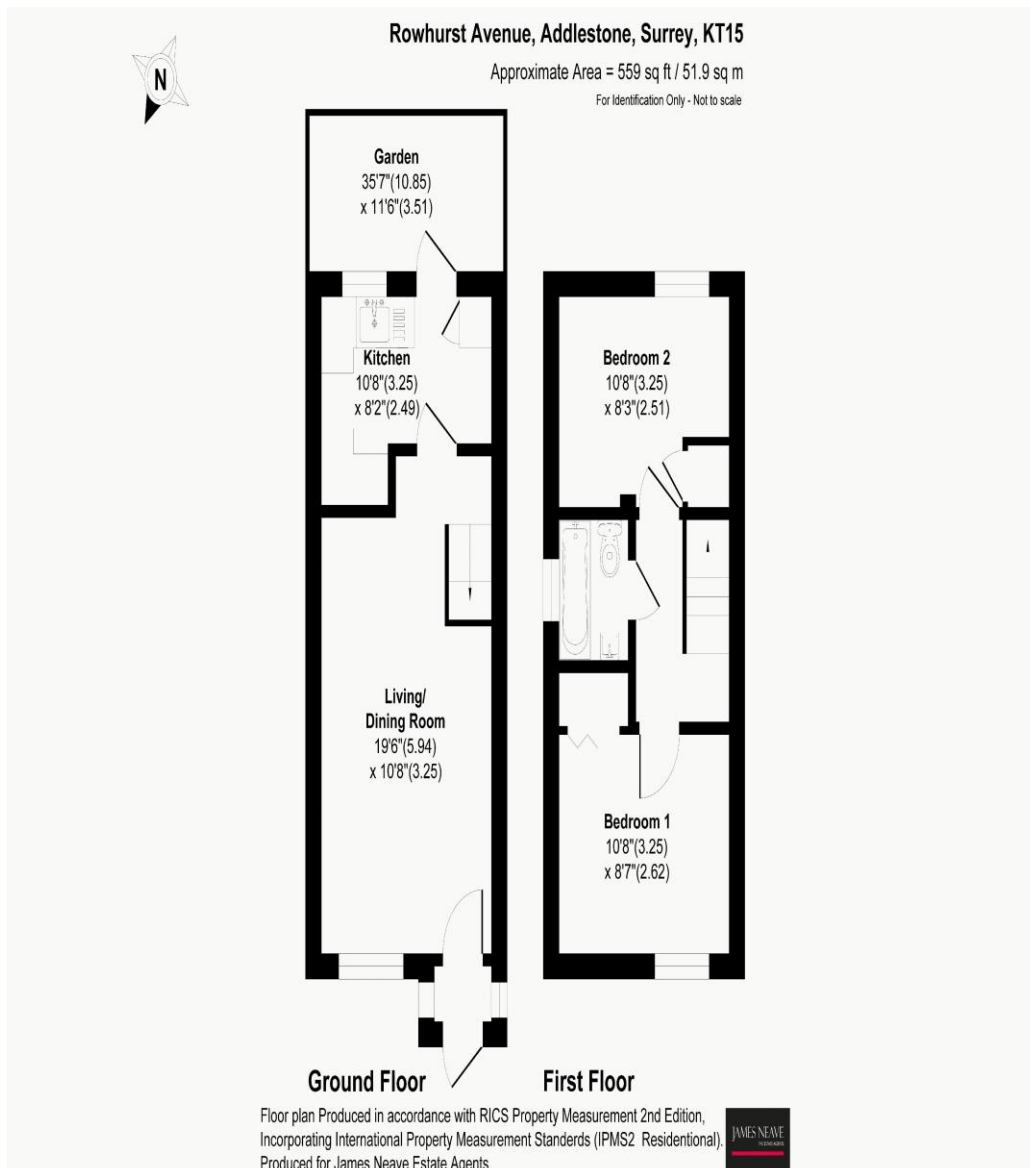




46 Rowhurst Avenue Addlestone Surrey KT15 1NF

Offers Over £300,000





A two-bedroom end-of-terrace home is situated in a popular residential no-through road within Addlestone. Offered for sale with the distinct advantage of no onward chain and a brand-new roof only recently installed, this property presents an excellent opportunity for buyers looking to put their own stamp on a home, as it requires refurbishment and modernisation throughout. The ground floor accommodation opens through a practical entrance porch into a front-facing living room, leading through to the kitchen at the rear of the property. Upstairs, the first-floor houses two bedrooms alongside the family bathroom, while a loft space offers convenient additional storage options. Externally, the property benefits from a private, south-easterly facing rear garden with access to rear brick built shed. EPC Rating F.

Important Notice for Viewings and Offers: Please note that this is a solicitor handled sale on behalf of a client in a care home, and specific conditions apply to the transaction. The property is strictly sold as seen, meaning that utilities such as gas and electricity cannot be reconnected prior to completion. Furthermore, once a sale is formally agreed, no further contractor visits will be permitted, with exceptions made only for genuine, professional surveys. Finally, any prospective purchaser must be able to accommodate a simultaneous exchange and completion on the exact same day.



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.