

**RAWLINSON
&WEBBER.**

Glebelands, West Molesey, Surrey, KT8 2PY
Asking Price £339,950 Freehold

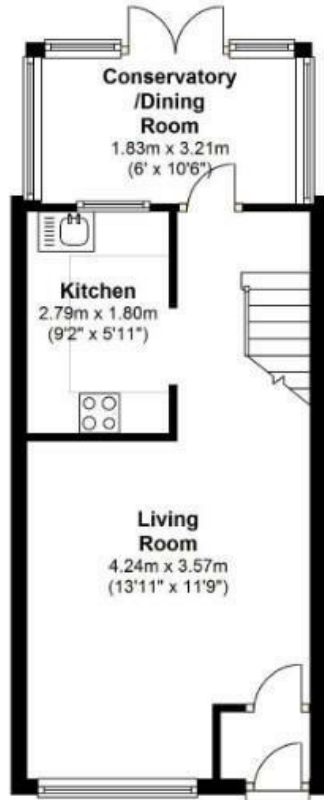
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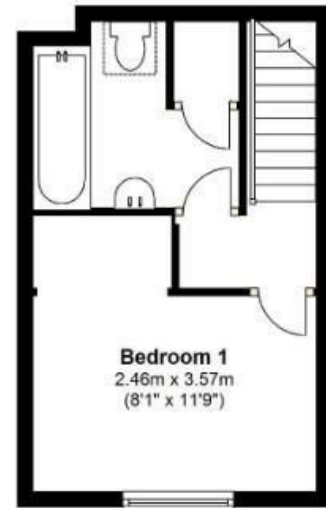
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Ground Floor
Approx. 30.6 sq. metres (329.8 sq. feet)



First Floor
Approx. 19.7 sq. metres (212.2 sq. feet)



Total area: approx. 50.4 sq. metres (542.0 sq. feet)

Every effort has been made to ensure the accuracy of the floor plans contained herein. Measurements of plots, volumes and areas are approximate and are not intended to be used for any legal, construction or other purposes. These plans are for information only and should be used in conjunction with the property. The services, systems and appliances shown in this specification have not been checked and no guarantee is given as to their operating ability or their efficiency or other characteristics.

Property Description

Rawlinson and Webber are delighted to offer for sale this charming one-bedroom home with a garden, located in the sought-after Glebelands, West Molesey.

The property features an entrance lobby leading to a front-facing lounge with stair access and a modern kitchen (installed 2023). A bright conservatory opens onto the rear garden, providing additional furniture space and enjoying the outdoors. Upstairs, the landing leads to a spacious double bedroom with a convenient storage nook and a family bathroom complete with a deep built-in cupboard.

Externally, the home boasts a front garden and a well-maintained rear garden, perfect for relaxing or entertaining. Offered with no onward chain, this delightful property presents an excellent opportunity for first-time buyers or those looking to downsize.

Features

- ****NO ONWARD CHAIN****
- END OF TERRACE
- KITCHEN INSTALLED 2023
- ONE DOUBLE BEDROOM
- LIVING/DINING ROOM
- CONSERVATORY
- FAMILY BATHROOM
- FRONT GARDEN
- REAR GARDEN

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D		67	75
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

