

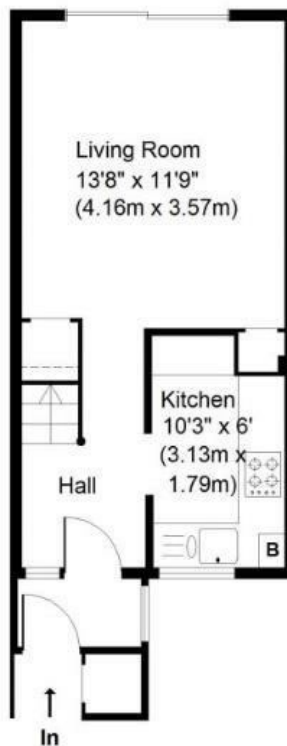


**RAWLINSON
&WEBBER.**

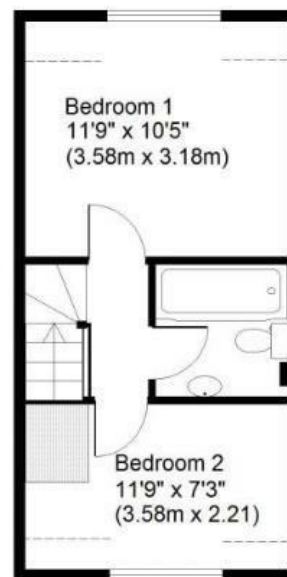
Rupert Court , St. Peters Road, West Molesey
Asking Price £435,000 Freehold



Ground Floor



First Floor



Not to Scale



Approximate Gross Internal Floor Area:
56m sq (610sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings. These plans are for representation purposes only and no responsibility can be given for errors and omissions.

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Property Description

A MID-TERRACED FREEHOLD HOME, perfect for the first-time buyer, up or downsizer.

2 bedrooms. living room. kitchen. family bathroom. private rear garden. ALLOCATED PARKING to the rear and a secure, front, gated pedestrian entrance.

The home is very conveniently located close to local shops including a convenient Sainsbury store, pharmacy and others on the High Street Parade closeby.

The beautiful St. Peters' Church sits just to the rear and there is a pub, takeaway and easy access to regular bus stops along the Walton Road to Hampton Court, with its bustling cafe' and pub/restaurant culture, antique and boutique independent shops as well as having the convenience of Hampton Court Train Station, (TFL Zone 6) with regular service to Waterloo.

Rupert Court has a good size, sunny rear garden and large loft area, which ought to mean, subject to planning, one could extend as well, if required at some future point in time.

Features

- MODERN TERRACED FREEHOLD HOUSE CLOSE TO MANY AMENITIES
- COVERED ENTRANCE PORCH
- KITCHEN
- THROUGH LOUNGE
- 2 GOOD SIZE BEDROOMS
- FAMILY BATHROOM
- PARKING SPACE
- SOUTH/WEST FACING, PRIVATE GARDEN
- GAS CENTRAL HEATING
- SECURE GATED FRONT ACCESS

Council Tax Band

D

EPC Rating:

D

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

D

EPC Rating:

D

