

Speer Road, Thames Ditton

Monthly Rental Of £1,750

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to introduce to the market this bright and well-presented two bedroom first floor maisonette located on a prime road in the heart of Thames Ditton Village, just a short walk to Thames Ditton station, the river and within excellent catchment for the local schools. Property comprises; Large private front garden, welcoming entrance lobby which provides direct access to a well-tended rear garden with large decked area and shed to the rear. Leading up the stairs to the first floor is a lovely reception room which benefits from plenty of natural daylight flooding through the bay window, a large double bedroom, second bedroom, well-appointed kitchen with integrated appliances and a modern fitted stunning family bathroom.

Two Bedroom First Floor Maisonette

Situated in The Heart of Thames Ditton

Private Garden

On-street Parking

Modern Kitchen and Bathroom

Offered Unfurnished

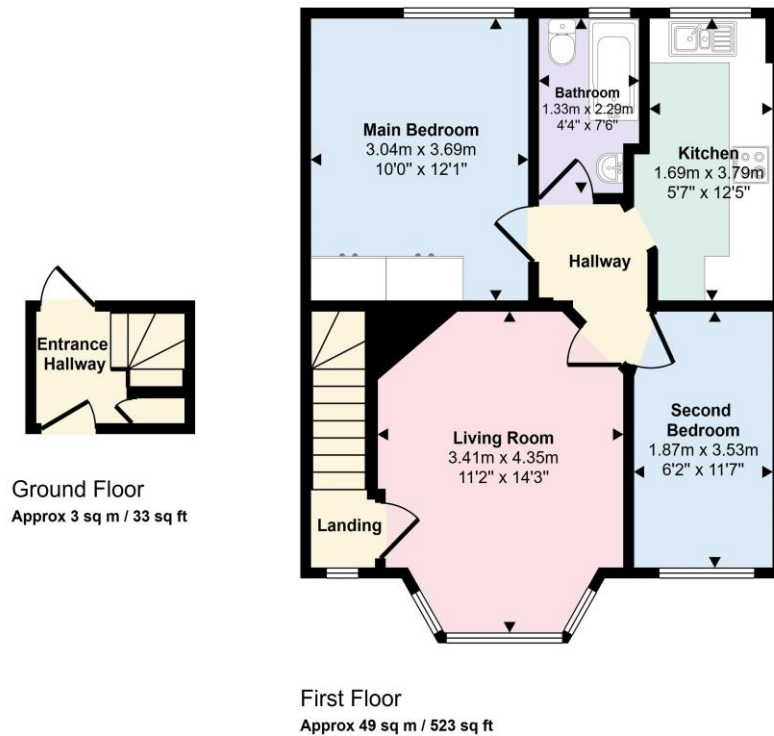
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Approx Gross Internal Area
52 sq m / 557 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure:

Council Tax: C

Local Authority: Elmbridge Borough Council

EPC Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.