



INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

283 Kingston Road, Guide Price £325,000

 2  0



A two-bedroom freehold house offered with a programme of improvements planned by the seller, including a new kitchen and bathroom suite, exterior repairs and painting, and new stepped concrete surfaces in the courtyard garden. An opportunity to purchase a refreshed home with scope to add your own finishing touches. The property is currently a work in progress, and the accompanying CGIs illustrate the proposed finish and virtual staging. Viewing and discussion are essential to understand the current condition, intended specification and works to be included in the sale. CGI details may change; buyers should rely on their viewing and the agreed specification.

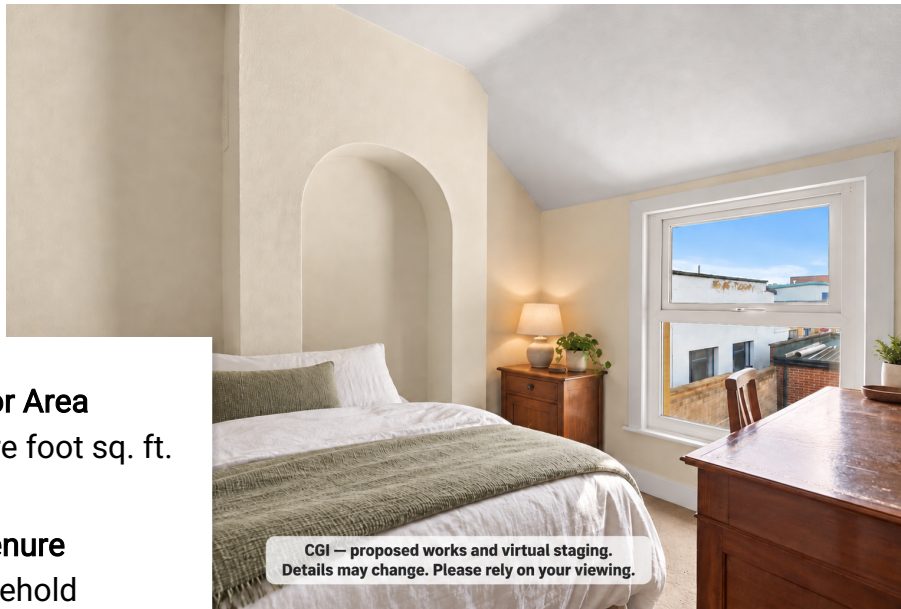


Floor Area
662 square foot sq. ft.

Tenure
Freehold

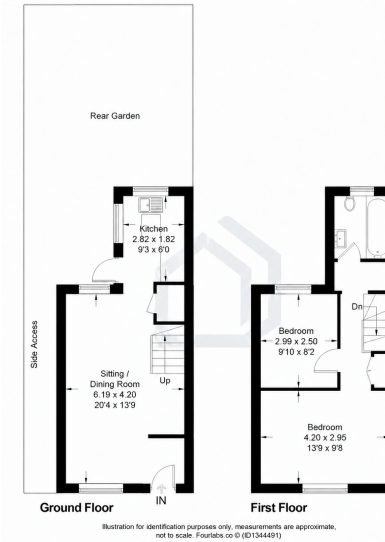
Service Charge
£Zero per annum

Ground Rent
£Zero per annum



283 Kingston Road, Leatherhead, KT22 7PJ

Approximate Gross Internal Area = 61.5 sq m / 662 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	