



**RAWLINSON
&WEBBER.**

**Bedster Gardens, West Molesey
£1,995 Per Calendar Month Freehold**



GROUND FLOOR
APPROX. FLOOR AREA 467 SQ.FT. (43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Description

A good sized mid terrace 3 bedroom family home on the popular Hurst Park development. Consisting of spacious open plan lounge / dining area on the ground floor, separate kitchen, with sliding doors out to the small low maintenance, patiod rear back garden.

On the first floor, you have 2 double bedrooms, single bedroom and bathroom.

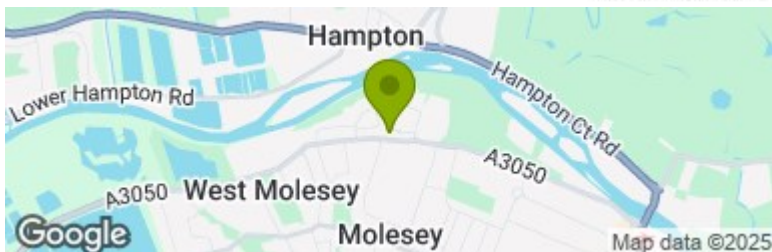
Too note: New carpets are being installed on the stairs and first floor. New doors are being installed to the bedrooms.

Priced to allow a tenant to decorate throughout themselves.

Features

SITUATED in a much sought-after Hurst Park development in West Molesey. Close to River Thames and within easy access of the large Tesco supermarket, Post office, schools, library, health and fitness clubs and East Molesey Village. There is a pharmacy on the development and a nearby bus service connecting with Hampton Court Station (TFL ZONE 6), Kingston and Walton. Bridge Road with its bustling cafes, restaurants, boutiques and antique shops is only a short distance away.

TENANT TO REDECORATE THROUGHOUT • CLOSE TO RIVER



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band

D

EPC Rating:

C