



**RAWLINSON
&WEBBER.**

Fleetside, West Molesey
Asking Price £437,500 Freehold

Property Description

Rawlinson & Webber are delighted to offer for sale this charming three-bedroom mid-terrace home, nestled in the highly sought after Fleetside development of West Molesey.

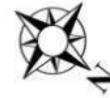
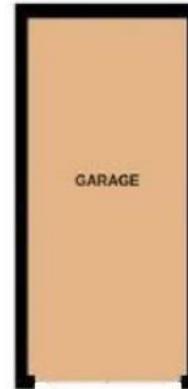
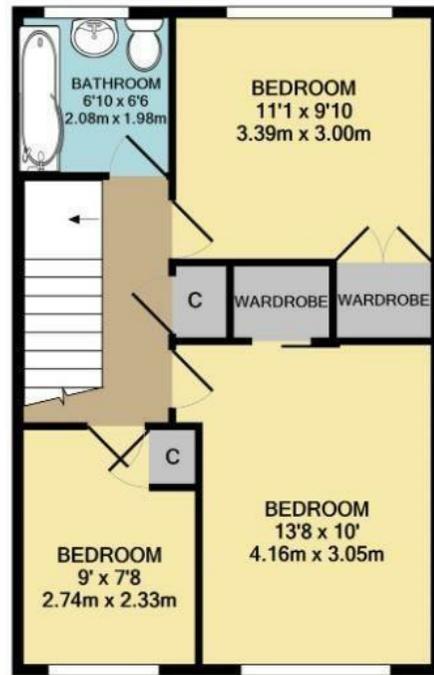
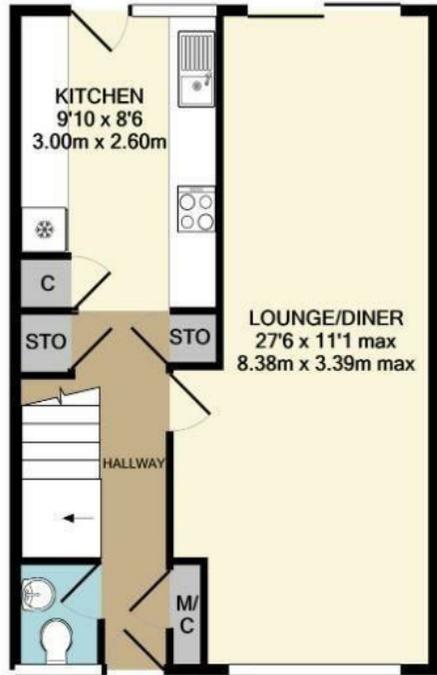
Featuring an entrance hallway with cupboards, a ground-floor cloakroom, and staircase. The open-plan lounge and dining area spans the entire length of the property, with dual-aspect windows allowing natural light throughout with a door leading to the south-westerly facing rear garden. A spacious kitchen is positioned at the rear, offering both eye and base-level cabinetry.

Upstairs, the property comprises two large double bedrooms and a good-size third bedroom, all of which offer built-in wardrobes. A modern family bathroom completes the upper floor, along with a deep landing cupboard and additional loft space.

Externally, the property benefits from a garage in nearby block, a large lawn front garden and a beautiful south-west facing rear garden.

The property will require some cosmetic updating but this has been allowed for in a realistic asking price to reflect this.

We highly recommend your early viewings.



GROUND FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 968 SQ.FT. (89.9 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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Features

- MID-TERRACE
- 3 BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN
- GROUND FLOOR CLOAKROOM
- FAMILY BATHROOM
- GARAGE IN NEARBY BLOCK
- SOUTH-WEST FACING REAR GARDEN
- FRONT GARDEN

EPC Rating:

D

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D		66	88
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

