



**RAWLINSON
&WEBBER.**

Avern Road, West Molesey
Asking Price £399,950 Freehold

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Property Description

Rare to the market and sold with no onward chain, is this fantastic 2 double bedroom terrace home, nestled on an quaint cul-de-sac of West Molesey with its own off-street parking and South facing rear garden.

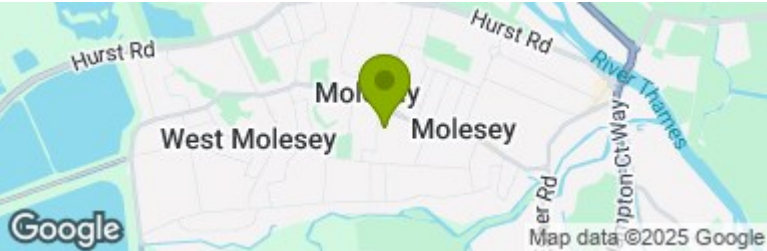
Welcoming you into the property, is an entrance hallway with stair access and a deep storage cupboard; a kitchen is positioned to the front with ample kitchen units and opens into the homes dining room. Towards the rear is a good-size lounge with a door leading out into the rear garden. Upstairs, comprises two generous size double bedrooms and a family shower room.

Externally, the property benefits from off-street parking on its own driveway and a private rear garden.

The house is now in need of some updating, which provides a buyer with excellent potential for improvement and/or enlargement over time, subject to the usual consent of course.

Features

- ****NO ONWARD CHAIN****
- TERRACE PROPERTY
- 2 DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- LOUNGE
- FAMILY SHOWER ROOM
- OFF-STREET PARKING
- REAR GARDEN
- CUL-DE-SAC LOCATION



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		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band

D

EPC Rating: