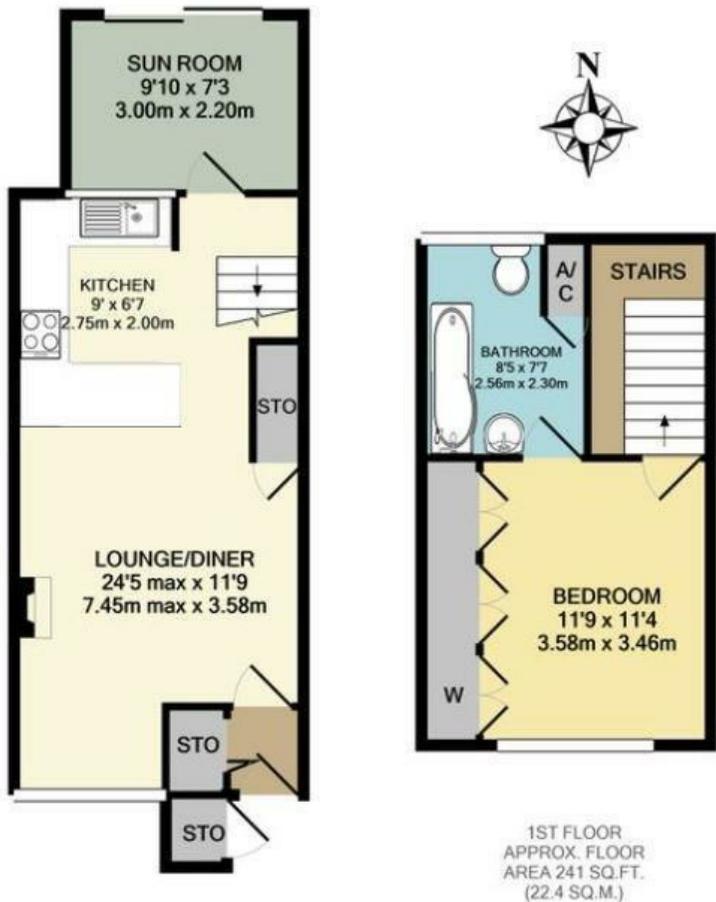




**RAWLINSON
&WEBBER.**

Beauchamp Road, West Molesey
Asking Price £349,950 Freehold



GROUND FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 241 SQ.FT.
(22.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)

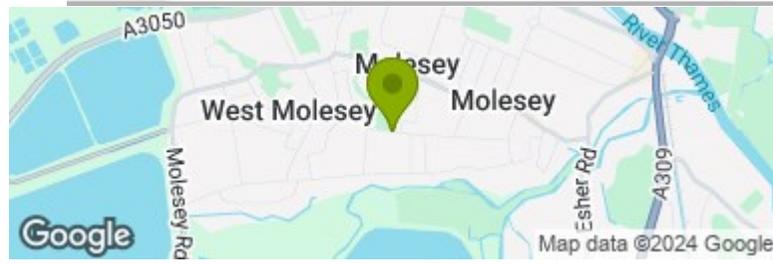
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

Rawlinson and Webber are delighted to present this charming one-bedroom home, spread across two floors. The property benefits from a welcoming porch entrance with convenient storage cupboard and offers modern living spaces, including an open-plan lounge, dining area, and kitchen. The kitchen features a breakfast bar and ample storage. A cosy sunroom completes the ground floor, providing a private space with views of the rear garden and providing direct access through large sliding doors.

Upstairs, you'll find a spacious bedroom and a well-appointed bathroom. Outside the property boasts a front garden and a generously sized, low-maintenance paved and shingled rear garden. Additionally, there is ample unallocated on-street parking available in the area.

- 1 DOUBLE BEDROOM • LOUNGE • KITCHEN • BATHROOM • GARAGE • CENTRAL HEATING • FRONT GARDEN • REAR GARDEN • LARGE SECURE SHED IN GARDEN WITH LIGHTING • END OF TERRACE • NO ONWARD CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(54-68)	D	61	
(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

C

EPC Rating:

D