



17 Warwick Road Thames Ditton, KT7 0PR

Two bedroom ground floor maisonette situated in a quiet cul de sac and presented in good decorative order. The property comprises two bedrooms, living room and bathroom. The property benefits from gas central heating, double glazing, private rear garden with garage. The property is close to both Hampton Court and Thames Ditton BR Stations, River Thames and local amenities.

***TWO BEDROOMS**

***DOUBLE GLAZING**

***GARAGE**

***CLOSE TO BR STATIONS**

***GAS CENTRAL HEATING**

***PRIVATE REAR GARDEN**

£1,295

FRONT DOOR TO:-

ENTRANCE HALL:

Cupboard housing meters and consumer unit.

LIVING ROOM: 14' 6" x 11' 3" (4.42m x 3.43m)

Front aspect bay window with single radiator under. Picture rail. T.V.point and telephone point.

KITCHEN: 12' 3" x 5' 6" (3.73m x 1.68m)

Double glazed door to garden and single radiator. Roll top worksurfaces with sink unit. Range of eye and base level units. Fitted oven and hob. Fridge freezer

BEDROOM ONE: 12' 0" x 9' 9" (3.66m x 2.97m)

Rear aspect double glazed window and single radiator under. Picture rail.

BEDROOM TWO: 14' 4" x 5' 6" (4.37m x 1.68m)

Front aspect double glazed window.

REAR GARDEN

West facing. Gated rear access. Mainly laid to lawn.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Performance Certificate

17, Warwick Road, THAMES DITTON, KT7 0PR

Dwelling type: Ground-floor maisonette
Date of assessment: 26 August 2014
Date of certificate: 26 August 2014

Reference number: 2368-2013-6228-6844-9980
Type of assessment: RdSAP, existing dwelling
Total floor area: 49 m²

Use this document to:

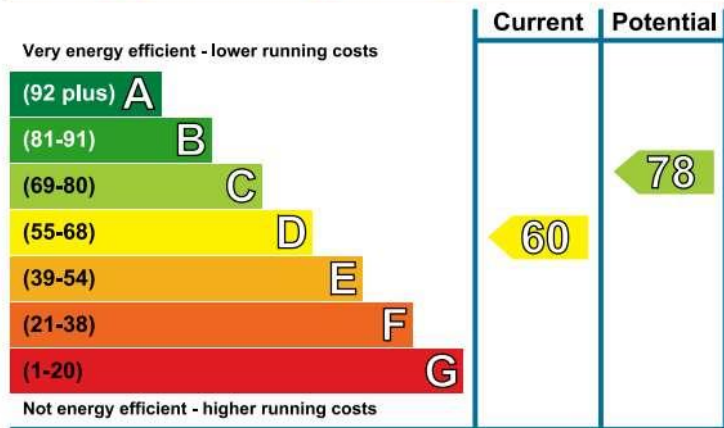
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,986
Over 3 years you could save	£ 915

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 96 over 3 years	
Heating	£ 1,500 over 3 years	£ 744 over 3 years	
Hot Water	£ 291 over 3 years	£ 231 over 3 years	
Totals	£ 1,986	£ 1,071	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating





The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 489	
2 Floor insulation	£800 - £1,200	£ 192	
3 Low energy lighting for all fixed outlets	£45	£ 81	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.