



## 26 Clinton Avenue East Molesey, KT8 0HS

A two bedroom semi detached bungalow situated in a sought after cul-de-sac location in East Molesey village. The property requires complete modernisation throughout & offers fantastic potential to extend & modernise to the new owners specification. It further benefits from a large mature rear garden approaching nearly 200ft. There is an integral garage, driveway and no onward chain.



**\*SEMI DETACHED BUNGALOW**

**\*TWO BEDROOMS**

**\*SOUGHT AFTER CUL DE SAC LOCATION**

**\*LARGE MATURE REAR GARDEN**

**\*REQUIRES COMPLETE MODERNISATION**

**\*GARAGE & DRIVEWAY**

**£599,995**

#### Entrance Hall

Glazed double doors. Picture rail and single radiator. Wood block flooring

#### Inner Hallway

Cloaks cupboard. Loft access (boarded, insulated with light) Doors off:-

#### Living Room

Double glazed front aspect window. Gas fire.

#### Kitchen

Fitted units. laminated work top. Space for appliances. Door to conservatory.

#### Bathroom

Side aspect window. Low level WC. Pedestal wash hand basin. Panel enclosed bath with mixer tap. Shower unit.

#### Bedroom 1

Rear aspect window. Single radiator.

#### Bedroom 2

Rear aspect window. Single radiator. Airing cupboard housing 'Baxi' gas central heating boiler (modern replacement) & hot water cylinder.

#### Conservatory

Fully glazed. Sliding doors to Garden.

#### Rear Garden

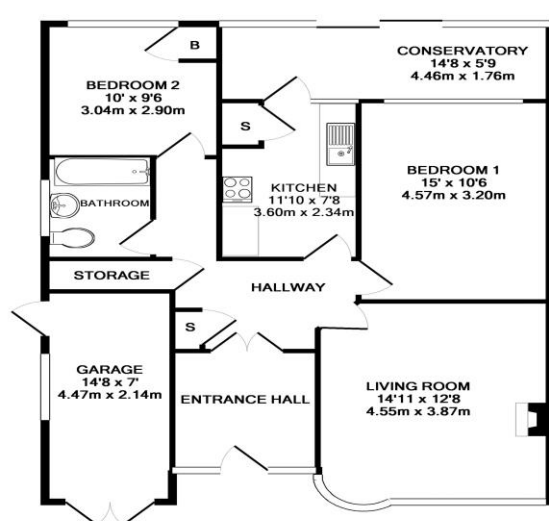
A large south facing rear garden, approaching nearly 200ft. Paved patio area. Mainly laid to lawn & well secluded & screened with mature planting, flowers, shrubs and trees. Panel enclosed fencing. storage units/shed. Gated side access & door to Garage.

#### Garage

Integral garage with side access door. Power & light.

#### Front garden

Driveway providing off street parking for 1/2 cars. Mature flower & shrub borders.



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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#### 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

26, Clinton Avenue, EAST MOLESEY, KT8 0HS

Dwelling type: Semi-detached bungalow  
Date of assessment: 02 March 2017  
Date of certificate: 02 March 2017

Reference number: 0528-6086-7247-5703-3964  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 72 m<sup>2</sup>

## Use this document to:

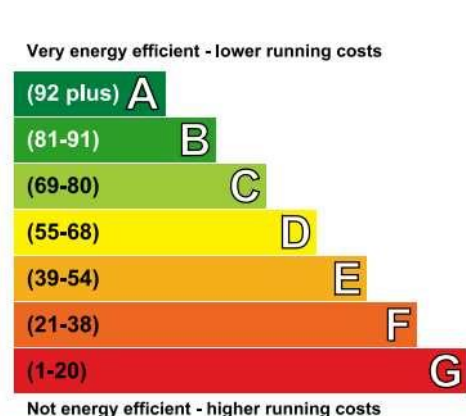
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,736
Over 3 years you could save	£ 1,239

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	
Heating	£ 1,962 over 3 years	£ 1,083 over 3 years	
Hot Water	£ 600 over 3 years	£ 240 over 3 years	
Totals	£ 2,736	£ 1,497	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## 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	£ 570	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 186	
3 Increase hot water cylinder insulation	£15 - £30	£ 135	

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.