



57 Kelvinbrook West Molesey, KT8 1RU

Large end of terrace split level two bedroom maisonette situated on the popular Hurst Park development and offering excellent size accommodation. The property requires refurbishment to include new kitchen and complete re-decoration. The property is offered with no chain and benefits from two reception rooms, gas central heating, double glazing throughout and garage en block.

TWO BEDROOM SPLIT LEVEL MAISONETTE

EXCELLENT SIZE ACCOMMODATION

GARAGE EN BLOCK

REQUIRES REFURBISHMENT

TWO RECEPTION ROOMS

NO ONWARD CHAIN

£270,000 Share of Freehold

DOUBLE GLAZED FRONT DOOR TO:-

ENTRANCE HALL:

Double glazed front aspect window and stairs to first floor. Meter cupboard.

LIVING ROOM: 15' 4" x 14' 2" (4.67m x 4.31m)

Double glazed front aspect windows and radiator. Stairs to second floor. Squared archway to:-

DINING ROOM: 10' 3" x 9' 8" (3.12m x 2.94m)

Double glazed rear aspect window. Radiator. Squared archway to:-

KITCHEN: 10' 0" x 7' 6" (3.05m x 2.28m)

Double glazed rear aspect window and part tiled walls. Roll top worksurfaces with stainless steel single bowl sink unit. Eye and base level units. Space for cooker, washing machine and fridge freezer. Fitted combination boiler.

STAIRS TO SECOND FLOOR LANDING:

Loft access. Door to:-

BEDROOM ONE: 13' 10" x 11' 4" (4.21m x 3.45m)

Double glazed rear aspect window and radiator. Fitted double wardrobe. Bulkhead storage cupboard.

BEDROOM THREE: 10' 8" x 10' 1" (3.25m x 3.07m)

Double glazed rear aspect window and radiator. Built in double wardrobe.

BATHROOM:

Double glazed rear aspect window and part tiled walls. White suite comprising of low level w.c, wash hand basin and panel enclosed bath .

GARAGE:

En Block

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.

