



£1,000 PCM

Boleyn Drive, WEST MOLESEY
KT8 1RE

A two bedroom terraced house presented in good decorative order. The property comprises two bedrooms, through lounge/dining room, kitchen and bathroom. The property is situated close to local shops and amenities and benefits from gas central heating, double glazing and off street parking.

- *TWO BEDROOMS**
- *CLOSE TO LOCAL AMENITIES**
- *GOOD DECOR**
- *OFF STREET PARKING**
- *QUIET LOCATION**
- *GAS CENTRAL HEATING**

The Accommodation Comprises:
(measured with Disto Lite – variance
+/- 1.5’)

COVERED ENTRANCE PORCH:

Glazed front door to-:

ENTRANCE HALL:

Coved ceiling and dado rail.
Understairs cupboard housing meters.
Single radiator and laminate wood
flooring. Doors to-:

LIVING ROOM: 18' 0" x 10' 5"

(5.49m x 3.18m)

Coved ceiling and dado rail. Double
glazed leaded light front aspect
window and single radiator. Feature
fireplace with wood surround and
ornate cast iron centre with gas fire.
Wall mounted thermostat and
telephone point. Laminate wood
flooring. Archway to-:

DINING ROOM: 9' 0" x 7' 2"

(2.74m x 2.18m)

Coved ceiling and double glazed patio
doors to garden. Dado rail and single
radiator. Laminate wood flooring.
Archway to-:

GALLEY KITCHEN: 16' 8" x 7' 6"

(5.08m x 2.29m)

Ceiling lighting and rear aspect
window. Roll top worksurfaces and
stainless steel sink unit with mixer tap.
Fitted cooker, dishwasher, washing
machine, tumble dryer and fridge
freezer. Cupboard housing boiler.
Extractor fan and tiled floor.

STAIRS TO FIRST FLOOR

LANDING:

Coved ceiling and dado rail. Doors to-:

BEDROOM ONE: 13' 2" x 10' 0"

(4.01m x 3.05m)

Double glazed front aspect windw and
single radiator. Airing cupboard. Wall
light point and central heating control.

BEDROOM TWO: 10' 3" x 8' 0"

(3.12m x 2.44m)

Double glazed rear aspect window and
single radiator. Loft access.

BATHROOM:

Double glazed rear aspect window and
stainless steel heated towel rail. Suite
comprising of low level w.c, wash
hand basin with mixer tap and panel
enclosed bath with mixer tap and
power shower. Tiled walls and
flooring.

REAR GARDEN:

Paved patio area and gated rear access.
Mainly laid to lawn with mature flower
and shrub borders. Garden shed.
Outside tap and outside light.

Due to the Property Misdemeanors

Act:

*It is not our policy to test services,
heating systems and domestic
appliances and we therefore cannot
verify that they are in working order.
The buyer is advised to obtain
verification from their solicitor or
surveyor.*

