



22 Pemberton Road East Molesey, KT8 9LH

First floor two bedroom maisonette completely refurbished and redecorated with newly fitted kitchen and bathroom. The property is situated in a sought after village location close to shops, cafes, restaurants and all local amenities. The property also benefits from gas central heating, double glazing, new carpets and flooring, private rear garden and off street parking.



***COMPLETELY REFURBISHED &
REDECORATED**

***TWO BEDROOMS**

***OFF STREET PARKING**

***NEWLY FITTED KITCHEN & BATHROOM**

***PRIVATE REAR GARDEN**

***SOUGHT AFTER LOCATION**

Monthly Rental Of £1,150

FRONT DOOR TO:

Outside light.

STAIRS TO FIRST FLOOR LANDING:

Side aspect window.

LIVING ROOM: 13' 0" x 11' 2" (3.96m x 3.4m)

Double glazed side aspect window and double radiator. Feature fireplace. Wall mounted thermostat. Meter cupboards housing gas and electric meters.

KITCHEN: 9' 3" x 6' 4" (2.82m x 1.93m)

Loft access. Roll top worksurfaces with Stainless steel single drainer sink unit with mixer tap. Fitted cooker with extractor fan above, fridge freezer and washing machine. Part tiled walls. Door to:-

INNER LOBBY: 4' 10" x 3' 10" (1.47m x 1.17m)

Storage cupboards and cupboard housing gas central heating boiler.

BATHROOM:

Double glazed frosted rear aspect window and heated towel rail. Suite comprising of low level w.c, pedestal wash hand basin and panel enclosed bath.

BEDROOM ONE: 14' 4" x 11' 1" (4.37m x 3.38m)

Double glazed front aspect window and double radiator.

BEDROOM TWO: 13' 3" x 11' 0" (4.04m x 3.35m)

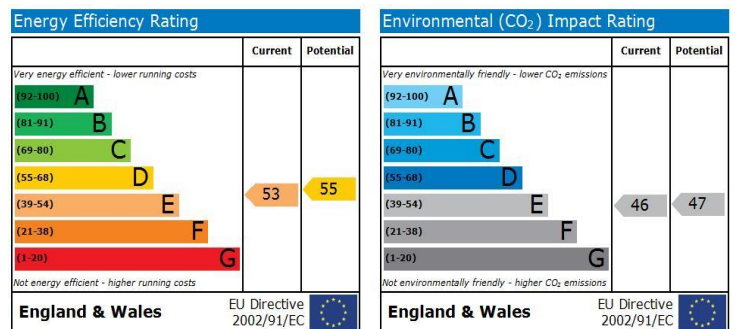
Double glazed front aspect window and double radiator. Telephone point.

GARDEN:

Private rear garden

PARKING:

Off street parking for one car.



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.

