



64 Cambridge Road West Molesey, KT8 2AX

HOUSESHARE within this staggered end of terrace house situated on a popular development offered in good decorative order. The property offers downstairs cloakroom, living room, fully fitted kitchen, bathroom and large rear garden. Room one - £500 pcm, Room two - £500 pcm & Room 3 - £400 pcm plus contribution towards utilities. Would ideally suit three students/friends.

***HOUSESHARE**

***DOWNSTAIRS CLOAKROOM**

*** 15FT LIVING ROOM**

***FULLY FITTED KITCHEN**

***BATHROOM**

***LARGE REAR GARDEN**

Monthly Rental Of £500

ENTRANCE PORCH:

Covered entrance porch with front door to:-

ENTRANCE HALL:

Textured and coved ceiling. Single radiator and wall mounted thermostat.

LIVING ROOM: 15' 9" x 14' 10" (4.80m x 4.52m)

Textured and coved ceiling. Rear aspect windows and sliding patio doors to GARDEN ROOM. Understairs cupboard. T.V.point and telephone point.

GARDEN ROOM:

Doors to garden. Doors to:-

BEDROOM THREE: £400 PCM

Double glazed front aspect window

KITCHEN: 8' 4" x 8' 0" (2.54m x 2.44m)

Textured ceiling and front aspect window. Single radiator and central heating control. Roll top worksurfaces with stainless steel single drainer sink unit with mixer tap. Range of eye and base level units. Fitted oven and hob with extractor fan above. Part tiled walls.

STAIRS TO FIRST FLOOR LANDING:

Textured ceiling and loft access.

BEDROOM ONE: £500 PCM 9' 5" x 8' 6" (2.87m x 2.59m)

Textured ceiling and front aspect window. Single radiator. Built in fitted mirrored wardrobes.

BEDROOM TWO - UNAVAILABLE

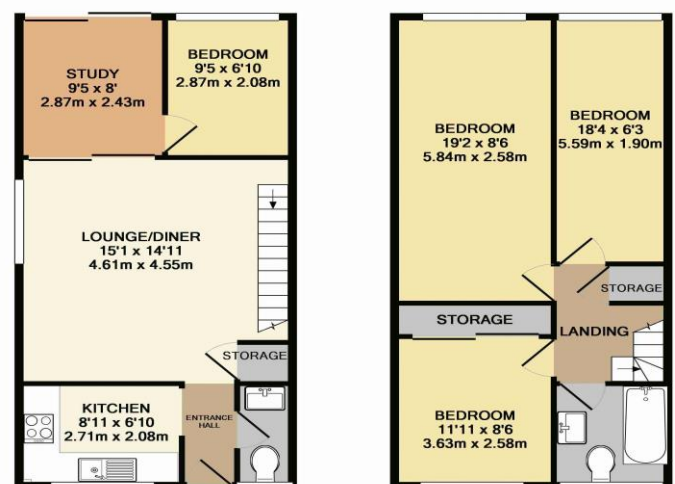
BEDROOM THREE: £500 PCM

BATHROOM:

Textured ceiling and extractor fan. Single radiator. Suite comprising of low level w.c, pedestal wash hand basin and panel enclosed bath with tiled splashback

REAR GARDEN: 55FT - 60FT APPROX.

Gated side access. Mainly laid to lawn with panel enclosed fencing.



GROUND FLOOR
APPROX. FLOOR
AREA 468 SQ.FT.
(43.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 468 SQ.FT.
(43.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 936 SQ.FT. (87.0 SQ.M.)
Made with Metropix ©2014

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

64, Cambridge Road, WEST MOLESEY, KT8 2AX

Dwelling type: End-terrace house
Date of assessment: 19 September 2014
Date of certificate: 19 September 2014
Reference number: 8200-1319-3029-1996-5143
Type of assessment: RdSAP, existing dwelling
Total floor area: 91 m²

Use this document to:

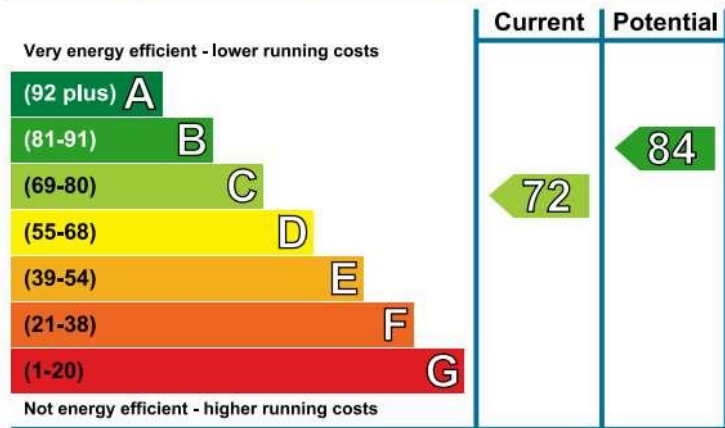
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,037
Over 3 years you could save	£ 243

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	
Heating	£ 1,464 over 3 years	£ 1,341 over 3 years	
Hot Water	£ 378 over 3 years	£ 258 over 3 years	
Totals	£ 2,037	£ 1,794	

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 Floor insulation	£800 - £1,200	£ 126	✓
2 Solar water heating	£4,000 - £6,000	£ 117	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 750	✓

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.