



15 Boleyn Drive West Molesey, KT8 1RE

Two bedroom terraced house situated in a good residential area requiring complete modernisation. The property comprises of living room, kitchen, conservatory, two bedrooms and bathroom. The property benefits from double glazing, secluded rear garden and potential off street parking.

***GOOD RESIDENTIAL AREA**

***SECLUDED REAR GARDEN**

***DOUBLE GLAZING**

***REQUIRES COMPLETE MODERNISATION**

***POTENTIAL OFF STREET PARKING**

***NO CHAIN**

£284,950 Freehold

FRONT DOOR TO:-

ENTRANCE HALL:

Picture rail. Double glazed frosted front aspect window. Understairs cupboard housing meters. Doors to:-

LIVING ROOM: 18' 5" x 10' 0" (5.61m x 3.05m)

Double glazed front aspect window. Fitted storage units and shelving. Fitted gas fire.

KITCHEN: 8' 2" x 5' 5" (2.49m x 1.65m)

Stainless steel sink unit with mixer tap and cupboard under. Space for cooker and fridge freezer. Larder cupboard. Storage cupboard. Through to:-

CONSERVATORY: 15' 9" x 8' 4" (4.80m x 2.54m)

Double glazed rear aspect windows.

REAR GARDEN:

Secluded and mature rear garden. Well stocked with a variety of flowers and shrubs. Fully paved. Pergola. Brick built storage shed to rear.

STAIRS TO FIRST FLOOR LANDING:

Loft access. Doors to:-

BEDROOM ONE: 13' 10" x 10' 0" (4.21m x 3.05m)

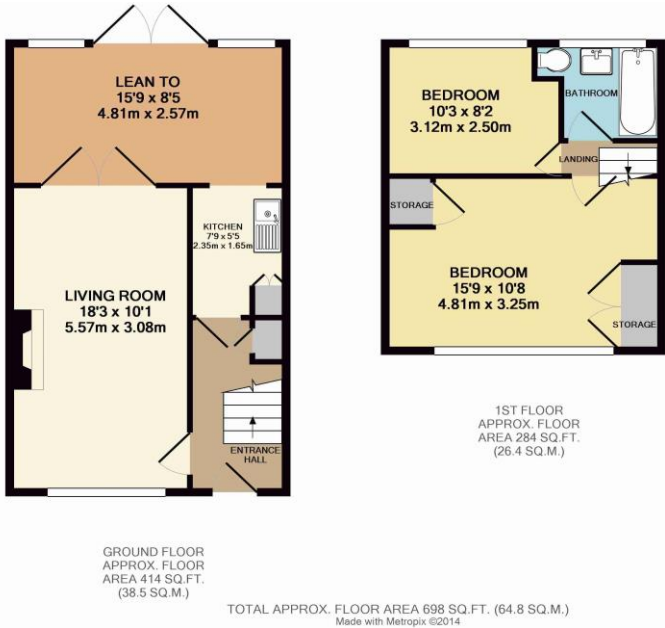
Double glazed front aspect window. Fitted wardrobes and storage.

BEDROOM TWO: 10' 2" x 7' 10" (3.10m x 2.39m)

Picture rail. Double glazed rear aspect window.

BATHROOM:

Suite comprising of low level w.c, pedestal wash hand basin and panel enclosed bath. Double glazed frosted rear aspect window. Hot water heater.



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

15, Boleyn Drive, WEST MOLESEY, KT8 1RE

Dwelling type: Mid-terrace house
Date of assessment: 31 May 2014
Date of certificate: 02 June 2014

Reference number: 8454-7925-2410-9379-2976
Type of assessment: RdSAP, existing dwelling
Total floor area: 63 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:	£ 4,080
Over 3 years you could save	£ 2,814

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 120 over 3 years	
Heating	£ 3,345 over 3 years	£ 966 over 3 years	
Hot Water	£ 495 over 3 years	£ 180 over 3 years	
Totals	£ 4,080	£ 1,266	

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					
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<table> <tr> <th>Current</th><th>Potential</th></tr> <tr> <td></td><td></td></tr> </table>	Current	Potential		
Current	Potential				
					

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,206	
2 Floor insulation	£800 - £1,200	£ 255	
3 Low energy lighting for all fixed outlets	£30	£ 66	

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.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.