

Phyllis Avenue Motspur Park, KT3 6JZ

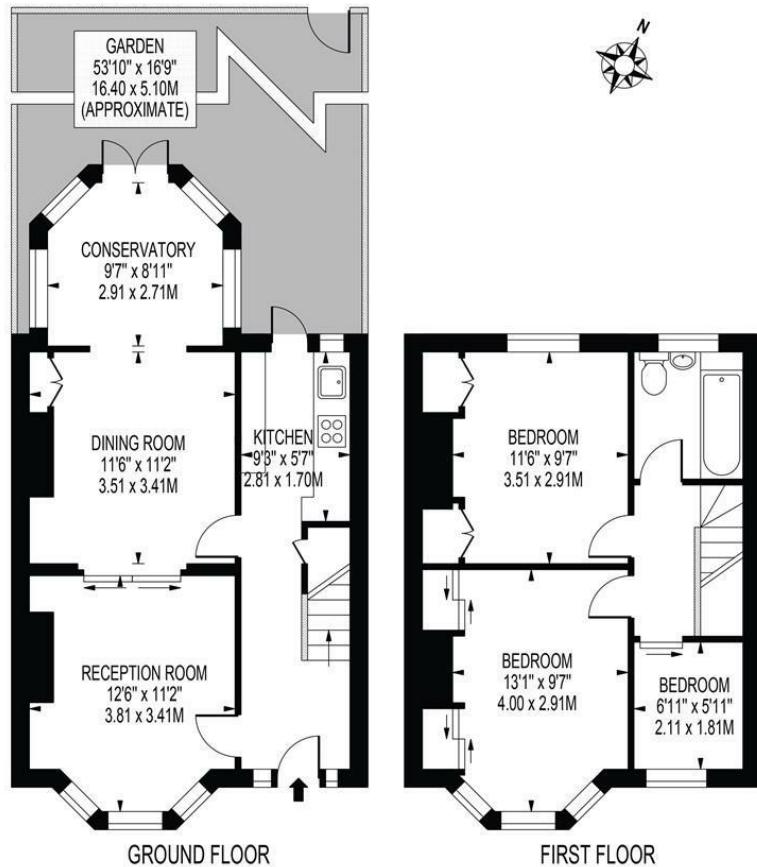
£600,000 Freehold



This lovely three bedroom, mid terrace 1930's terrace house has a superb 53'ft garden with rear access and is perfectly located for Motspur Park Station (0.4 Miles). This is an ideal first/second time purchase for an incoming purchaser to move into and over time finish to their own desired taste. There is a spacious through lounge, a conservatory/sun room, a separate kitchen and a neutrally decorated family bathroom. Offering excellent potential to extend to the loft and rear S.T.P.P. No Onward Chain.

PHYLIS AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 895 SQ FT - 83.14 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Three Bedroom
- 1930's Mid Terrace House
- 53'ft Garden with Rear Access
- Through Lounge
- 0.3 Miles to Motspur Park Station
- Ideal First/Second Time Purchase
- Potential To Extend S.T.P.P
- No Onward Chain
- EPC Rating - C
- Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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