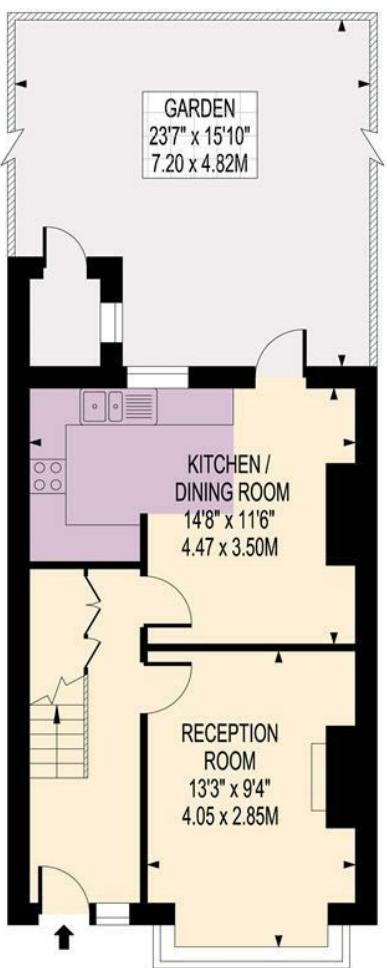


## GORE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 732 SQ FT- 68.0 SQ M



GROUND FLOOR



FIRST FLOOR

Fuller Gilbert   
& Company Established 2001

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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.  
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£675,000 Freehold



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## THE LOCATION

The useful amenities of Raynes Park including the David Lloyd Sports Centre, a Public Library, Waitrose, a selection of coffee shops and restaurants are close-by.

Raynes Park commuter station offers fast and frequent rail connections to London Waterloo, whilst excellent schools both in the private and state sectors are easily accessible.



## THE PROPERTY

A charming two bedroom house in the ever popular 'Apostles' area. On the ground floor there is a front reception room and a kitchen/family room with access out to a courtyard garden. On the first floor are two double bedrooms and the bathroom. The property is offered for sale with no onward chain so early viewing is recommended!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	51	55
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	