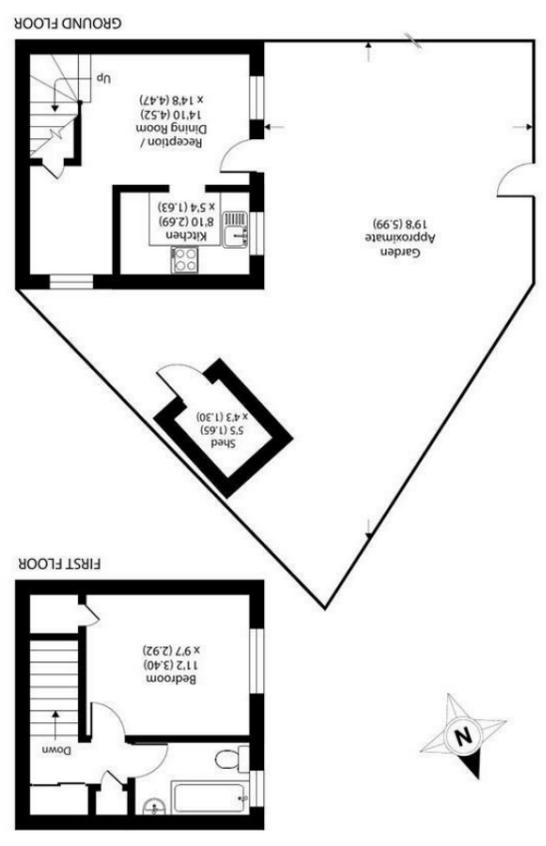


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Energy Efficiency Rating	
Very good	A
Good	B
Reasonable	C
Below average	D
Poor	E
Very poor	F
Needs improvement	G
Very poor	H
Very poor	I
Very poor	J
Very poor	K
Very poor	L
Very poor	M
Very poor	N
Very poor	O
Very poor	P
Very poor	Q
Very poor	R
Very poor	S
Very poor	T
Very poor	U
Very poor	V
Very poor	W
Very poor	X
Very poor	Y
Very poor	Z

Environmental Impact (CO ₂) Rating	
Very good	A
Good	B
Reasonable	C
Below average	D
Poor	E
Very poor	F
Very poor	G
Very poor	H
Very poor	I
Very poor	J
Very poor	K
Very poor	L
Very poor	M
Very poor	N
Very poor	O
Very poor	P
Very poor	Q
Very poor	R
Very poor	S
Very poor	T
Very poor	U
Very poor	V
Very poor	W
Very poor	X
Very poor	Y
Very poor	Z

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Gibson Lane, REF: 1236870. Produced for Gibson Lane.



Approximate Area = 454 sq ft / 42.2 sq m
 Outbuilding = 23 sq ft / 2.1 sq m
 Total = 477 sq ft / 44.3 sq m
 For identification only - Not to scale

323 Richmond Road
 Ham
 Surrey
 KT2 5QU
 www.gibsonlane.co.uk
 Tel: 020 8247 9444



Locksmeade Road
 Richmond TW10 7YT



£395,000

- One bedroom freehold house
- Private garden with storage shed
- Parking for one car
- Sold with no onward chain
- Situated close to river and Teddington Lock
- Convenient for local schools and bus routes
- EPC rating D
- Council tax band C

* Tenure: Freehold

* Local Authority: Richmond upon Thames

Description

A rarely available one bedroom semi detached freehold house with its own garden and parking space. The property is offered to the market with no onward chain and features a well balanced layout comprising: L shaped reception/dining room, kitchen, bedroom and a bathroom with white suite. Outside there is a delightful private garden with storage shed and parking for one car.

Situation

Locksmeade Road is a popular residential road ideally situated in Ham near the River Thames and within close proximity of Teddington Lock. The open spaces of Ham Lands and Richmond Park are close by and Kingston, Richmond and Teddington town centres are all within easy reach. The standard of schooling in the immediate area is excellent within both the private and state sectors. These include, The German School, Grey Court, The Kingston Academy and Tiffin Girls Grammar school.

