



WEYBRIDGE



£450,000 FREEHOLD

Fantastic opportunity to purchase this 3 bedroom refurbishment opportunity, ideally located for Weybridge high street and pubs/restaurants. The property requires full refurbishment with potential to extend (STPP)

*Double glazed * Lounge *Front & rear gardens *bathroom & separate toilet *No onward chain
*Kitchen/breakfast *3 Bedrooms *Refurbishment opportunity

The property must be viewed to appreciate the accommodation and location on offer.

01932 859898

FREE NO OBLIGATION VALUATION
www.edwardbarclay.net

<u>HALLWAY:</u>	Radiator,
<u>LOUNGE</u>	13'6'' x 13'2''(max) Upvc double glazed window overlooking the garden, power points, telecom point, TV aerial point, radiator.
<u>KIITCHEN/</u>	
<u>BREAKFAST:</u>	13'4'' x 9'5'' (including depth of units), Rear aspect double glazed window, door leading to the garden, power points.
<u>DOWNSTAIRS</u>	
<u>BATHROOM:</u>	Rear Aspect window, enclosed bath, sink, part tiled walls.
<u>SEPARATE</u>	
<u>TOILET:</u>	Rear aspect window, white toilet.
	Stairs leading to fist floor landing with side aspect window and storage cupboard.
<u>BEDROOM 1:</u>	13'6'' x 11' Front aspect double glazed window, power points, radiator, storage cupboard.
<u>BEDROOM 2:</u>	13'4'' 11' Rear aspect double glazed window, power points, radiator, storage cupboard.
<u>BEDROOM 3:</u>	8'8'' x 7'4'' rear aspect double glazed window radiator, power points, storage cupboard.
<u>FRONT:</u>	Extensive front garden, access to rear garden.
<u>REAR:</u>	Mainly laid to lawn.

While we check all the quoted dimensions carefully, they may be subject to a small margin of error and are intended as a rough guide to the accommodation offered. We caution against their use when ordering fitments or new carpets etc. These particulars are correct to the best of our knowledge. We should bring to your attention, however, that the services to this property, together with any electrical circuits/heating systems and appliances, have not been tested by our company and therefore cannot guarantee their operating ability or efficiency. We would advise all interested parties to obtain verification from their solicitor or surveyor.