

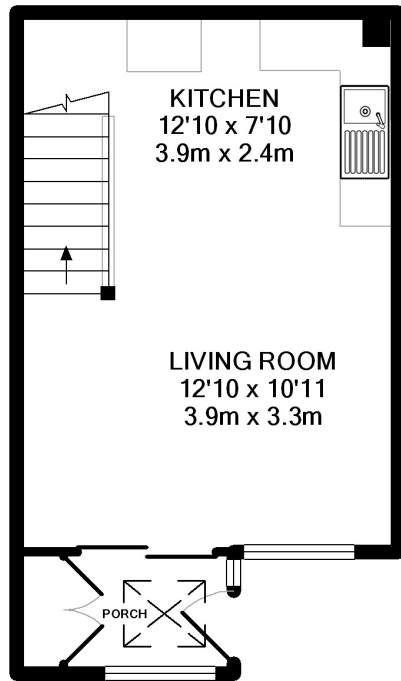
## Kelly Close, Shepperton, TW17 8RL

**£265,000**

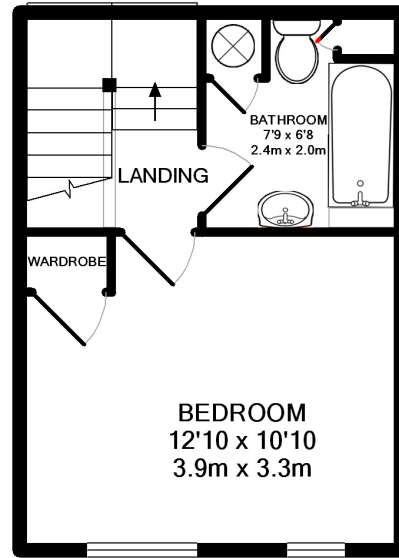


- One Bedroom Starter Home
- Ideal FTB Or Buy-To-Let
- Double Bedroom & 1st Floor Bathroom
- Open Plan Garden & Allocated Parking

- Very Well Presented Throughout
- Within 100m Of Railway Station
- No Onward Chain Complications
- Freehold - Council Tax Band C  
£1,957



GROUND FLOOR  
APPROX. FLOOR  
AREA 267 SQ.FT.  
(24.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 237 SQ.FT.  
(22.0 SQ.M.)



**TOTAL APPROX. FLOOR AREA 505 SQ.FT. (46.9 SQ.M.)**

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>99</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We have not tested the services or domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars form no part of any offer or contract and their accuracy cannot be guaranteed.