



Built in 2020 by Messrs Barratt Homes is the 'Norbury', a beautifully presented three double bedroom end of terrace home located in Chertsey, within a short walk of the High Street and mainline station. The ground floor comprises downstairs W.C, modern fitted kitchen and spacious open plan lounge/dining room with patio doors out to landscaped garden, there are two double bedrooms and a family bathroom on the first floor, whilst the main bedroom and en-suite occupy the entire top floor. Outside there are two allocated parking spaces. **NO ONWARD CHAIN !**

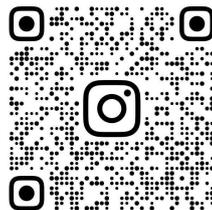
Blackbess Lane, Chertsey, Surrey, KT16 9QE

Composite front door to entrance hallway, wood effect flooring, radiator

- DOWNSTAIRS W.C:** 2.27m x 0.89m (7'5x 2'11) Low level W.C, pedestal wash hand basin with mixer tap over, radiator, wood effect flooring.
- KITCHEN:** 3.91m x 1.90m (12'9 x 6'2) Front aspect UPVC window, range of base and eye level units with wood effect worktop cupboard housing Logic Combi boiler, fitted washer/dryer, fitted dishwasher, fitted fridge/freezer, fitted oven, gas hob and extractor over.
- LOUNGE/DINING:** 5.00m x 4.05m (16'4 x 13'3) Wood effect flooring, patio doors to garden, radiator, under stairs storage cupboard, stairs to first floor.
- BEDROOM TWO:** 4.01m x 2.95m (13'3 x 9'8) Dual rear aspect double glazed windows, fitted quadruple wardrobe with sliding mirror doors, door to Jack and Jill bathroom, carpet floor.
- JACK AND JILL BATHROOM:** 2.15m x 1.69m (7'0 x 5'6) Wood effect flooring, low level W.C, pedestal wash hand basin with mixer tap over, white panel enclosed bath with tiled surround and chrome effect mixer tap with shower attachment.
- BEDROOM THREE:** 4.01m x 3.39m (13'3 x 11'1) Dual front aspect double glazed window, fitted wardrobes with storage and desk area, carpet floor. Stairs to second floor.
- BEDROOM ONE:** 8.67m x 4.06m (28'5 x 13'3) Front and rear aspect double glazed windows, fitted cupboard, carpet floor, door to en-suite.
- EN-SUITE:** 2.79m x 1.86m (9'2 x 6'1) Wood Effect flooring, front aspect double glazed window, low level W.C, pedestal wash hand basin with mixer tap over and enclosed shower.

OUTSIDE

- REAR GARDEN:** Patio area, AstroTurf, timber framed shed and second patio area with pergola over, side gate accessible from the front of the property.
- PARKING:** Two parking spaces allocated to the property.
- COUNCIL TAX BAND:** E- Runnymede Borough Council
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



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FLOORPLAN



All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

7 BLACKBESS LANE CHERTSEY KT16 9QE		Energy rating B
Valid until 3 March 2031	Certificate number 3439-0637-2000-0264-1202	
Property type	End-terrace house	
Total floor area	105 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance](#).



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60