



65 GAINSBOROUGH ROAD EPSOM KT19 9DG

**MICHAEL EVERETT & Co**

*... A Moving Experience*

A three-bedroom mid terrace 1930s property, with the benefit of no onward chain within walking distance of Epsom town centre and station.

Pathway leads to front door. Hallway: understairs storage area. Living Room: 12' x 10' 5 (3.66m x 3.17m) with double doors onto patio garden and coved cornice to ceiling. Dining Room: 10' 8 x 10' 7 (3.25m x 3.23m) coved cornices to ceiling. Kitchen: range of eye level high gloss cupboards with cupboards and drawers below, single stainless steel sink unit with drainer, electric cooker, washing machine, breakfast bar, wall mounted boiler, wall's part tiled.

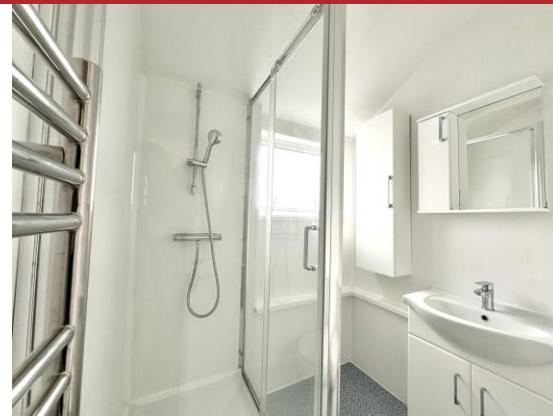
From the Hallway, staircase with open balustrading leads to First Floor Landing: Bedroom One: 11' 10 x 10' 5 (3.62m x 3.2m) double wardrobes with cupboards above, large bay window. Bedroom Two: 10' 7 x 9' 9 (3.23m x 2.97m) double wardrobe and double cupboard above, window overlooking front garden. Bedroom Three: 10' 1 x 7' 3 (3.01m x 2.21m) cove cornice to ceiling Shower room: Shower, wash hand basin set in vanity unit, walls, low level WC.

Outside, immediately to the rear of the property is a patio and garden shed. Front garden laid to lawn.

**Asking Price £ 345,000 Freehold**

**EPC: D**

**Council Tax: C**



**MICHAEL  
EVERETT**

Michael Everett & Co. 87 High Street Epsom Surrey KT19 8DP  
Tel: 01372 724477 Email: [epsom@michael-everett.co.uk](mailto:epsom@michael-everett.co.uk) [www.michael-everett.co.uk](http://www.michael-everett.co.uk)



**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.