

9 White Knobs Way, Caterham, CR3 6RH

Guide Price: £450,000

Bairstow eves











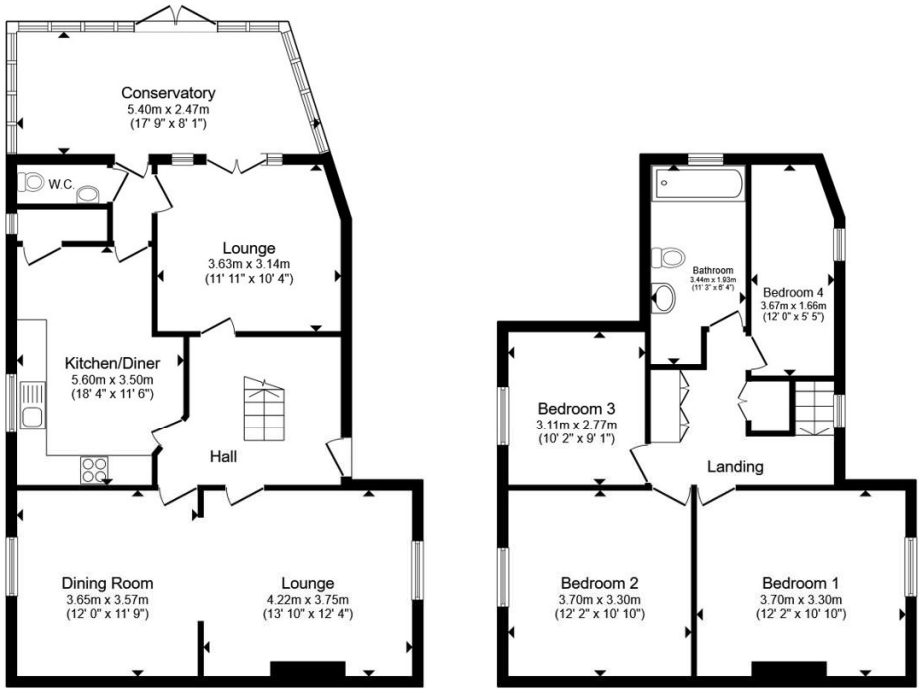




Offered for sale for the first time in over fifty years, this spacious and extended, semi-detached house is situated in an enviable position with an open outlook overlooking White Knobs Park. The property features three double bedrooms and a dressing room as well as three separate reception rooms, a conservatory and kitchen/breakfast room. The property is in need of some updating and modernisation and offers a great opportunity to create your dream home. Currently the property on the first floor is arranged with three bedrooms, a dressing room and a large bathroom but does offer scope to be reconfigured. The ground floor could also be redesigned to create a more open plan space making the most of the outlook to the front.
The outside space wraps round the property with a driveway to the front leading to a double garage and parking. The remaining gardens are mainly to the side and are laid to lawn with established borders. There is a shared drive from White knobs Way.
The property adjoins and overlooks White Knobs Park and is within walking distance of the bustling town centre and comprehensive facilities of Caterham Valley. Caterham offers a range of shops and supermarkets including a Waitrose, Lidl and Morrisons as well as public houses, a great selection of restaurants and coffee shops. The area is well served with schools for children of all ages including nearby St Johns School as well as Caterham School and there is a nursery in the adjoining park. Caterham station provides trains to both London Victoria and London Bridge via East Croydon and there are bus services to other local towns nearby. There are a number of golf clubs, Caterham Rugby Club, bowls and cricket clubs locally and the De Stafford Sports and Leisure centre offers a further range of facilities. The local area is surrounded by miles of open countryside including the Surrey Hills, an Area of Outstanding Natural Beauty and the nearby North Downs Way. The M25 can be accessed at J6 Godstone approx. two miles to the south.

AUCTIONEER COMMENTS-
Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 151.6 m² (1,631 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **F**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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