



A One Bedroom End of Terraced House offered with No Chain & Parking

Conifer Gardens, Sutton, SM1 3JT, £235,000 Freehold

BURN – AND – WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk

*END OF TERRACED HOUSE *ONE BEDROOM
*ALLOCATED PARKING *GAS CENTRAL HEATING
*CLOSE TO SUTTON HIGH STREET & SUTTON
COMMON STATION *NO ONWARD CHAIN

Offered to the market with NO ONWARD CHAIN this charming freehold one-bedroom End of Terraced home located in a small private development which requires internal updating. An excellent opportunity for first-time buyers, investors, or those looking to downsize. The property is just a short walk from Sutton Common Station. Superb transport links are also close by, as well as several bus routes, providing easy access to Central London and Morden Tube Station. The accommodation comprises a 14'1 x 12'10 living room, a 6'11 x 6'3 kitchen, a 12'10 x 8;10 generous double bedroom with built in wardrobes, and a three-piece bathroom suite on the first floor.

Key Features:

- *End of Terraced
- *One Bedroom
- *No onward chain
- *Allocated Parking
- *In need of internal updating

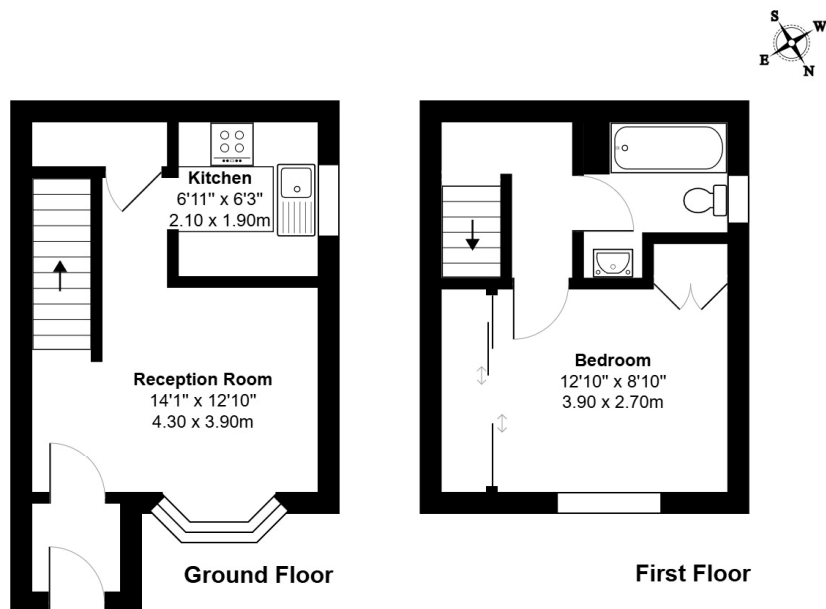
Externally, the property benefits from allocated parking space for one car, gas central heating, double glazing and a great opportunity to add value to.
**PLEASE NOTE THERE IS A SERVICE CHARGE OF £800.00 **

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office. Telephone: 020 8642 1234.







Conifer Gardens, Sutton SM1
Approx. Gross Internal Area 430.6sq ft / 40sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
 Plan produced by AR Net Media - www.armedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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