

FOR SALE BY MODERN METHOD AUCTION* CASH BUYERS ONLY

Constance Road, Sutton, SM1 4QH, £265,000 Freehold

BURN – AND – WARNE

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About this property
FOR SALE BY MODERN METHOD AUCTION
CASH BUYERS ONLY * TWO-BEDROOM END-TERRACED HOME * POPULAR LOCATION * CHAIN FREE * LOFT ROOM * MATURE REAR GARDEN

Located on the popular Constance Road, this two-bedroom end-of-terrace home offers an excellent opportunity for cash buyers looking for a property with scope to update and personalise to their own taste.

The property is ideally positioned for a number of popular local amenities and schools, including Manor Park Primary School and Sutton Grammar, while Sutton and Carshalton railway station are also within easy reach, providing excellent transport links.
The accommodation currently comprises a living room, dining room and kitchen on the ground floor. Upstairs, there are two bedrooms and a family bathroom, with stairs providing access to a useful loft room, offering potential for a variety of uses, subject to any necessary permissions.
Externally, the property benefits from a mature rear garden with gated side access.
Chain free and offered exclusively to cash buyers

Auctioneers Comments:
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £9,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

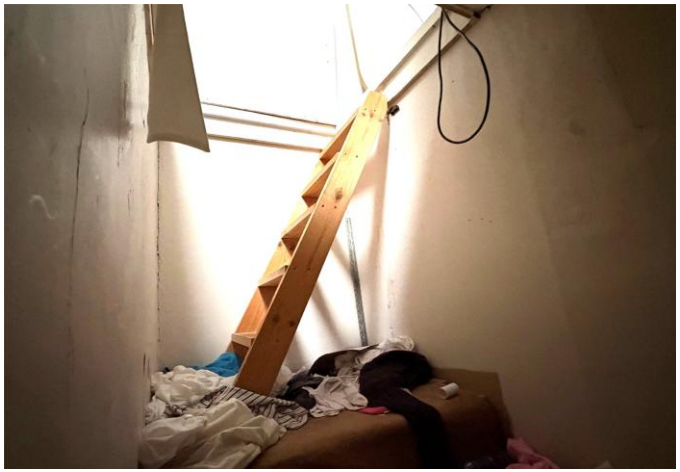
Viewing
All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.
Telephone: 020 8642 1234.





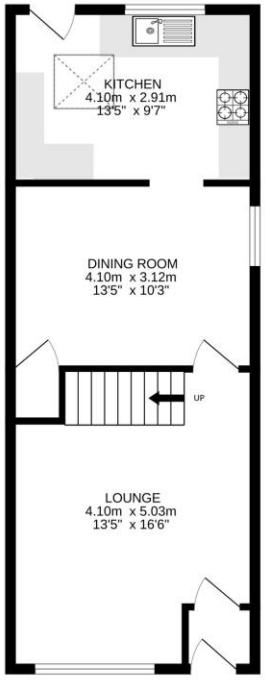



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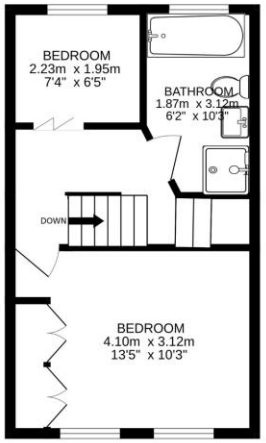




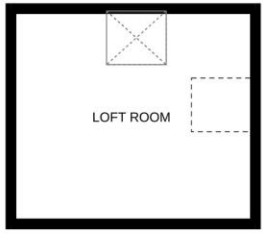




Ground floor
45.3 sq.m. (488 sq.ft.) approx.



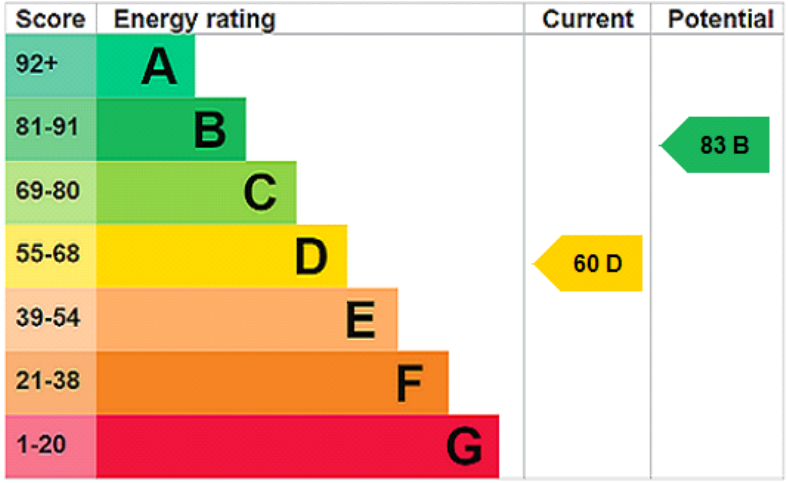
1st floor
29.1 sq.m. (313 sq.ft.) approx.



2nd floor
14.8 sq.m. (159 sq.ft.) approx.

TOTAL FLOOR AREA : 89.2 sq.m. (960 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.

recycle

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