



2 bed terraced house to buy in

Vale Road, Sutton, SM1 1QH

£360,000 Starting Bid

 x2  x1  x1

Tenure

Freehold

Allocated parking

Property features

- ✓ No onward chain
- ✓ Two Double Bedrooms
- ✓ Neutral Bathroom
- ✓ Rear Garden
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Offered to the market with no onward chain and situated within a few minutes of Sutton, is this two bedroom mid terraced family home.

The pleasant 17ft lounge is situated at the rear of the property, with patio doors to the secluded rear garden. The galley kitchen is at the front of the property, with an ample range of base and eye level units, and space for appliances. To complete the ground floor, there is a downstairs WC.

The two bedrooms are both generous in size, both could facilitate a double bed with further space for bedroom furnishings. The rear garden has a patio area and a level lawn, suitable for a young family. At the front of the house there is off street parking for one vehicle.

EPC Rating C
Council Tax Band D

Important note to potential purchasers & tenants:

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. **POTENTIAL PURCHASERS:** Fixtures and fittings other than those mentioned are to be agreed with the seller. **POTENTIAL TENANTS:** All properties are available for a minimum of six months, with the exception of short term accommodation. A security deposit of at least one month's rent is required. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions.

Buyers information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of our appointed compliance provider, Simplify, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a charge of £99 including VAT for this (for the transaction not per person), payable direct to Simplify.

Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

GSH250167/2

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £360,000

Property Type: Terraced House

Parking: Allocated

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

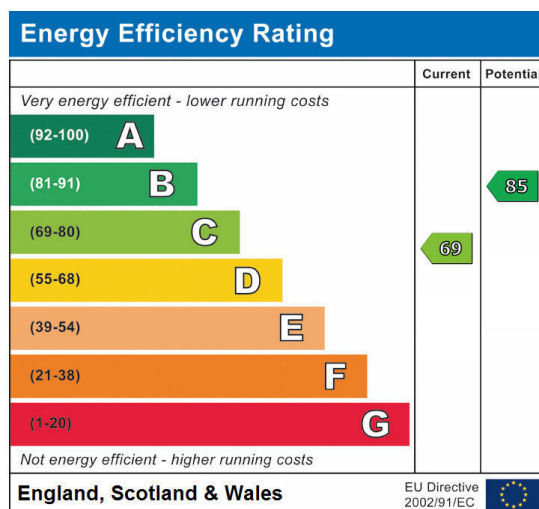
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



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Contact your local branch today for more information on this property:

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