

Payne & Co.



191 Mill Lane

Hurst Green RH8 9DE

Freehold

Guide Price £325,000



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Situation

Located in a residential area of similar properties within approximately one mile of Hurst Green railway station with service of trains to East Croydon and London. Oxted town centre is approximately two to two and a half miles and offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state junior schools together with Oxted School are present within the area. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions

For SatNav use: RH8 9DE

To Be Sold

** For sale by online auction ** Pre-Auction offers considered **

In need of comprehensive refurbishment throughout and offered with no chain this property occupies a generous plot of 0.12 acre.

Front Door

Leading to;

Hallway

Side aspect double glazed window, stairs to first floor, door to;

Lounge/Diner

Front aspect double glazed window, floorboards, door to;

Kitchen

Two rear aspect double glazed windows, eye and base level units, work surfaces, stainless steel sink with drainer and mixer tap, integrated appliances of twin ovens, fridge and freezer, inset four ring electric hob, wall mounted boiler, door to;

Rear Lobby

Side aspect double glazed door (to garden), doors to;

Cloakroom

Side aspect frosted double glazed window, close coupled w.c, wash hand basin.

Understair Cupboard

Electricity meter and fuse board.

First Floor Landing

Side aspect double glazed window, loft hatch, doors to;

Bathroom

Rear aspect frosted double glazed window, bath with mixer tap, wash hand basin, close coupled w.c, radiator.

Bedroom

Front aspect double glazed window.

Bedroom

Front aspect double glazed window.

Bedroom

Rear aspect double glazed window, cupboard (hot water tank).

Outside

Occupies a plot of circa 0.12 acres. Mainly laid to lawn.

Notes

NB 1: Interested parties should assume that appliances

Tel: 01883 712261

within the property may not be in working order.

NB 2: This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to

the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

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Road Map



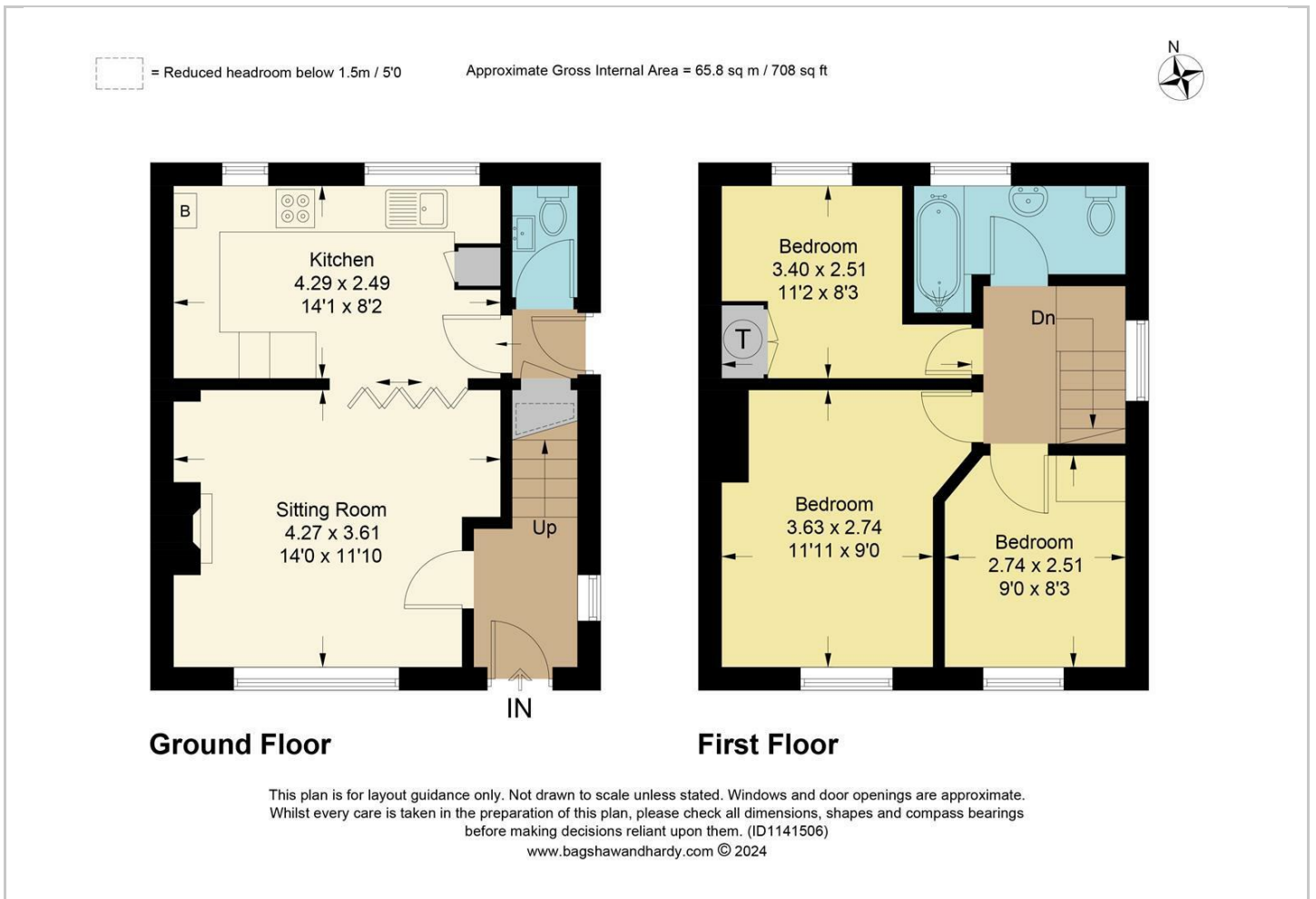
Hybrid Map



Terrain Map



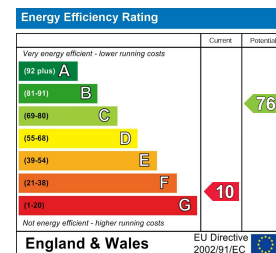
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.