

  
**woodlands**  
01737 771777  
**for sale**  
[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

  
**woodlands**

16 TRINDLES ROAD, SOUTH NUTFIELD, SURREY, RH1 4JN

£300,000  
FREEHOLD

\*\*\* CASH BUYER ONLY \*\*\*

\*\*\* REFURBISHMENT OPPORTUNITY \*\*\*

\*\*\* TWO BEDROOM VICTORIAN TERRACED HOUSE IN A  
SOUGHT AFTER VILLAGE LOCATION \*\*\*

Situated in the delightful village of South Nutfield, this two bedroom terraced house would make a great project.

On the ground floor there is an entrance hall, a lounge to the front, with a separate dining room and kitchen at the rear. On the first floor there is a landing, two bedrooms and a bathroom.

The house is tucked away in a small off shoot. Outside you have a small front garden, then at the rear you have a 50ft garden that backs onto the park.

Nearby there is a superb local shop, the village pub and a highly regarded school. In addition you have a train station that connects into Redhill for services on to central London.

- REFURBISHMENT REQUIRED
- TERRACED COTTAGE
- CASH BUYERS
- GARDEN
- COUNCIL TAX BAND: D
- VILLAGE LOCATION
- TWO BEDROOMS
- UPSTAIRS BATHROOM
- SHOP NEARBY
- EPC RATING: F





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

15'11 x 2'10 (4.85m x 0.86m)

**LOUNGE**

12'6 x 10'10 (3.81m x 3.30m)

**DINING ROOM**

11'1 x 9'2 (3.38m x 2.79m)

**KITCHEN**

8'0 x 7'0 (2.44m x 2.13m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

13'11 x 12'5 (4.24m x 3.78m)

**BEDROOM TWO**

9'3 x 8'2 (2.82m x 2.49m)

**BATHROOM**

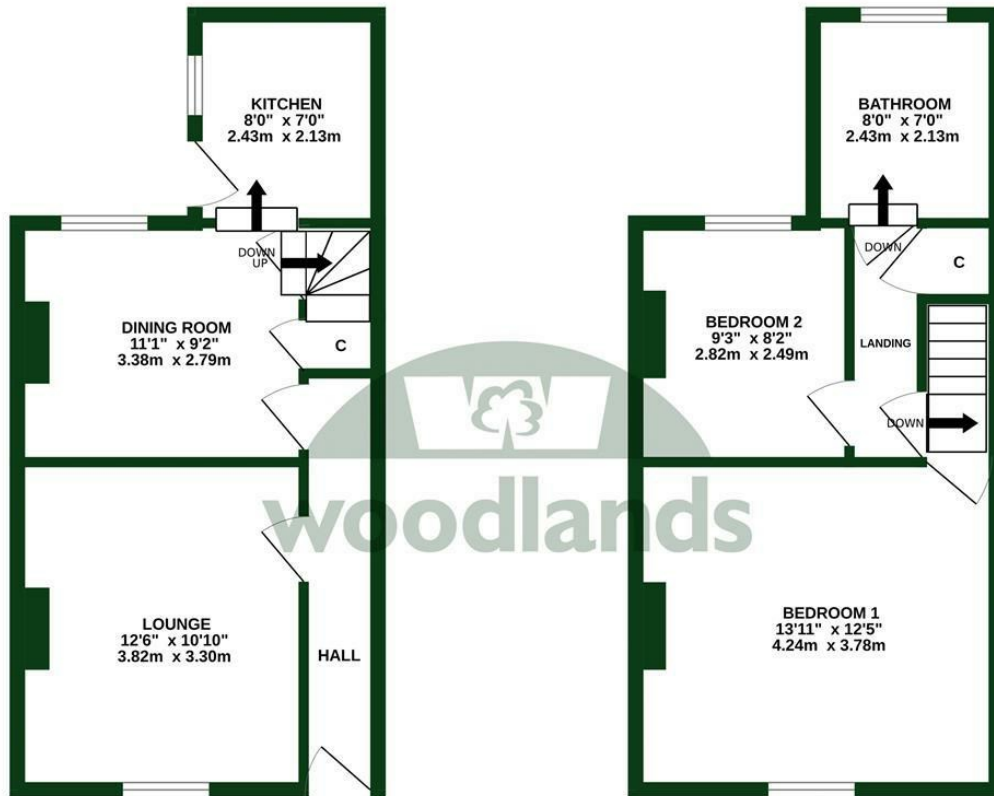
8'0 x 7'0 (2.44m x 2.13m)

**DOUBLE GLAZED WINDOWS**



GROUND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.

1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>27</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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