



All enquiries Ref: Brian Grante



- Freehold two floor mid terrace house requiring updating
- Further potential
- Full vacant possession

**Location:**

The property is situated on Wigmore Road, well positioned for the amenities of Rose Hill, Carshalton, Sutton and Wimbledon. Transport options include local bus routes, a choice of Sutton Common, Carshalton, Hackbridge or Mitcham Junction stations or road links via the A237, A232 and A297. Recreational pursuits include Imperial Fields, Sutton Sports Village or Beddington Park.

**Accommodation:**

First floor: Two bedrooms, bathroom/WC, access to loft  
 Ground floor: Entrance hall, reception room, kitchen  
 Outside: Front parking and rear garden

**EPC rating:**

To be advised

**Council Tax Band:** C

**Potential:**

The property may be suitable for a extension or loft conversion similar to next door - subject to consents where necessary

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

