



All enquiries Ref: James Paterson



- **Freehold two floor semi-detached house requiring modernisation**
- **Full vacant possession**

Location:

The property is situated on Cleeve Road between its junctions with Long Shaw and Gaveston Road. Public transport links include Leatherhead mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A24, A3 and M25. As extensive range of shopping amenities, cafes, bars and restaurants can be found locally in Leatherhead. Recreational pursuits can be found locally at the open spaces of Leatherhead Common and Norbury Park.

Description:

Freehold semi-detached house arranged over ground and first floor requiring modernisation.

Accommodation:

First floor: Three bedrooms

Ground floor: Reception room, kitchen (not fitted), bathroom/WC, entrance hall, storage

Outside: Front and rear gardens

EPC rating: D

Council Tax Band: D

Potential:

The property may be suitable for rear extensions and loft conversion to provide additional accommodation subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

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

