



All enquiries Ref: James Paterson

- Freehold two floor end terrace house requiring modernisation
- Full vacant possession

Location: The property is situated on Stafford Road between its junctions with Stafford Gardens and Merebank Lane. Public transport links include a choice of Waddon and Wallington mainline rail stations together with a network of local bus services serving the surrounding vicinity. Road links include the A232 and A23 which links to the M25 to the south and the A205 to the north. Shopping amenities can be found locally with an extensive range of shops, bars and restaurants being found in Croydon Town Centre and Wallington. Recreational pursuits can be found locally at the open spaces of Purley Way Playing Fields, Mellows Park and Duppas Hill Recreation Ground.

Description: Freehold end terrace house arranged over ground and first floors requiring modernisation with front and rear gardens.

Accommodation:

First floor: Three bedrooms, bathroom, separate WC
Ground floor: Two reception rooms, kitchen, entrance hall
Outside: Front and rear gardens

EPC rating: D

Council Tax Band: D

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

Note: The property benefits from vehicular access to the rear offering the buyer potential to build a new garage to the rear subject to consents.

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

