



**Modern Auction**  
**£425,000**  
**Freehold**

2x  1x  2x 

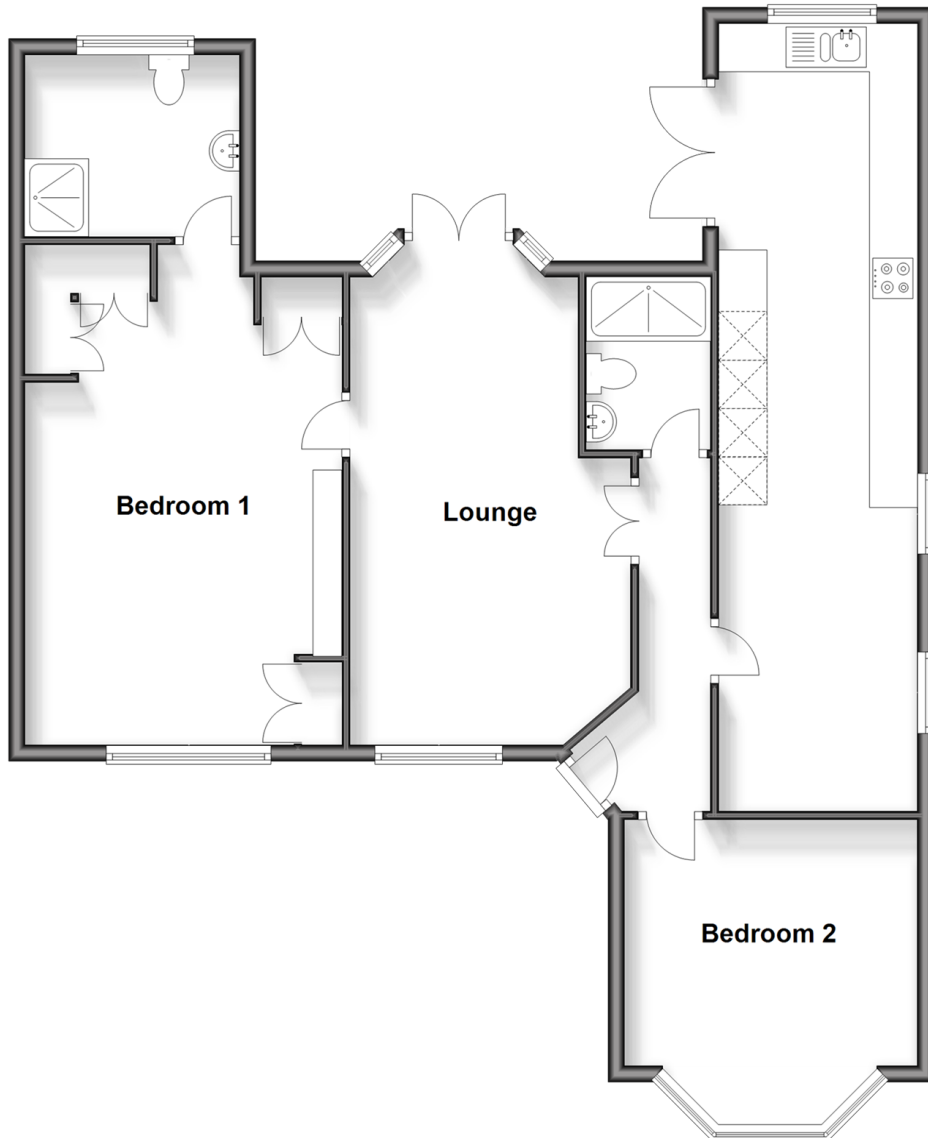
Rossdale, Sutton, Surrey, SM1

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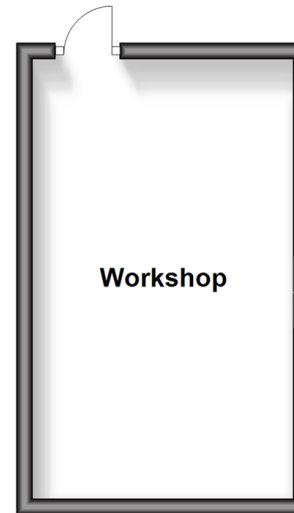
## Ground Floor

Approx. 95.5 sq. metres (1028.0 sq. feet)



## Outbuilding

Approx. 17.7 sq. metres (190.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 22'0 x 11'8 (6.71m x 3.56m)

Kitchen Area: 20'2 x 7'9 (6.15m x 2.36m)

Dining Area: 12'3 x 8'9 (3.74m x 2.67m)

Bedroom 1: 20'7 x 13'0 (6.28m x 3.97m)

En-Suite Shower Room

Bedroom 2: 13'7 x 11'9 (4.14m x 3.58m)

Shower Room

### OUT BUILDING

Workshop

### OUTSIDE

Driveway

Front Garden

Rear Garden



## Main features

- For sale by Modern Auction - T&C's apply
- Spacious corner plot in a quiet cul de sac location
- Extended with generous living space but still with heaps of potential
- Close to outstanding Primary and Secondary schools
- Subject to an undisclosed Reserve Price
- Buyer's fees apply



### Nearest Schools

Primary Schools: St Mary's RC Junior School 0.1 miles, Camden Junior School 0.3 miles, All Saints' CofE Primary 0.6 miles  
 Secondary Schools: St Philomena's 0.1 miles, Carshalton Girls 0.3 miles, Sutton Grammar for Boys 0.7 miles



### Transport Information

Train Stations: Carshalton 0.4 miles, Carshalton Beeches 0.5 miles, Sutton 0.8 miles



### Address

Rossdale, Sutton, Surrey, SM1



### Directions

For directions to this property please contact us.





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Call Sutton Branch 020 8661 0330 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



22006130/20241101/JB/JH



## Auctioneer's Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering financing your purchase with a mortgage we recommend that you inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack please contact the iamsold team. The cost of this pack is £349

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6000 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The Buyer Information Pack is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

The seller can instruct iamsold to agree a sale without a bidding process taking place or prior to a closing date. No further bids can be accepted after a buyer has paid a Reservation Fee.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

## Referral Arrangements

Cubitt & West and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Cubitt & West may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

**TO VIEW OR MAKE A BID – Contact *Cubitt & West***  
**Or visit: <https://cubittandwest.iamsold.co.uk>**