



**Jamaica Road, Thornton Heath, CR7 7HD**

Starting Price **£360,000**

**JOHN BROWN & MARK YOULL**  
SALES & LETTINGS



**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Introducing this desirable 3 bedroom mid-terraced house on Jamaica Road, Thornton Heath. This property boasts gas central heating, a fitted kitchen, a modern family bathroom, and flat garden access via the conservatory with back access through Jamaica road for outdoor enjoyment.

Situated on a quiet residential street, Jamaica Road offers a convenient and well-connected location in the vibrant community of Thornton Heath. With Thornton Heath Station just a short walk away, commuters will appreciate the fast and direct transport links to London Victoria and London Bridge.

Surrounded by local amenities such as supermarkets, shops, cafes, and restaurants, residents will have everything they need within easy reach. Families will also enjoy the proximity to well-regarded schools and green spaces like Grangewood Park and Norwood Grove, perfect for weekend walks and outdoor leisure.

This property is in good condition, needing a bit of renovation to unlock its full potential. Ideal for first-time buyers, growing families, or investors seeking strong rental potential in a high-demand area. Don't miss the opportunity to view this property and envision your own touches to make it your perfect home. Contact us today to arrange a viewing.

**This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).**

**If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.**

**A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.**

**The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.**

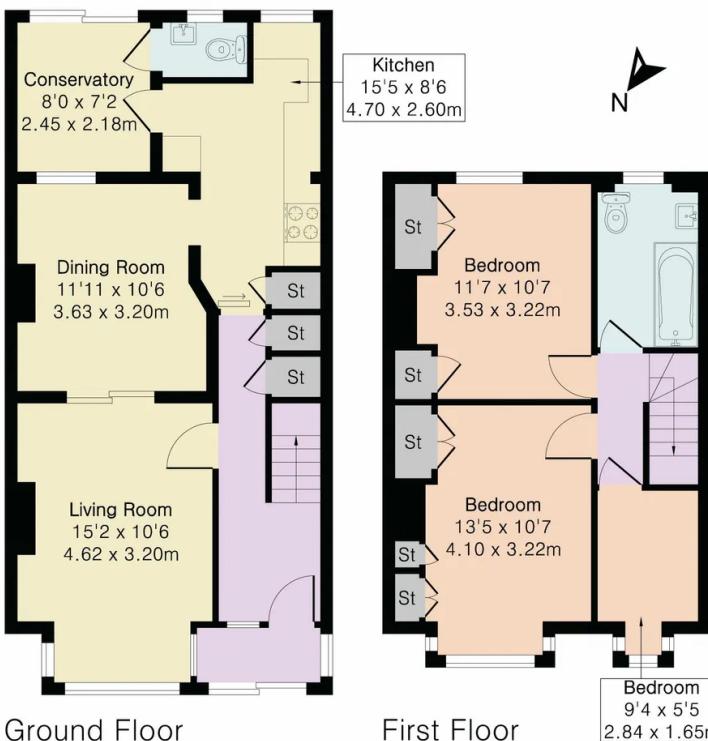




## Approximate Gross Internal Area 971 sq ft - 90 sq m

Ground Floor Area 573 sq ft - 53 sq m

First Floor Area 398 sq ft - 37 sq m



PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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