

FOR SALE

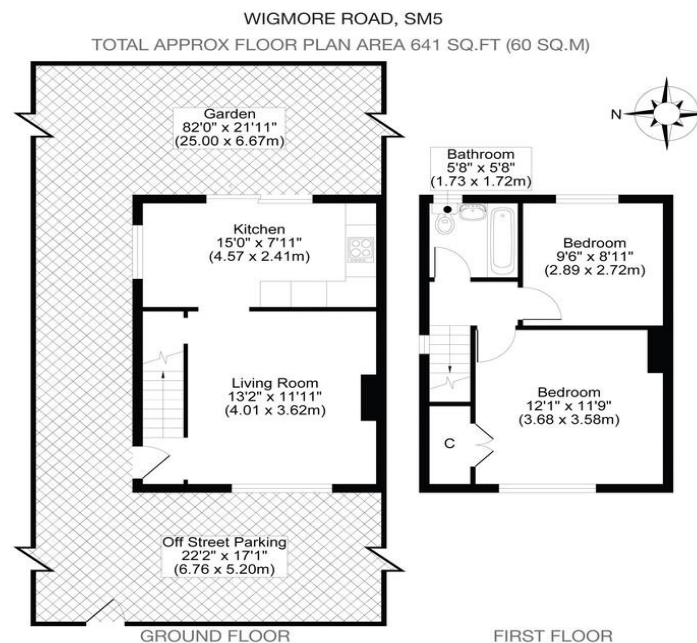


Wigmore Road, Carshalton, SM5
Asking Price of £340,000 FH

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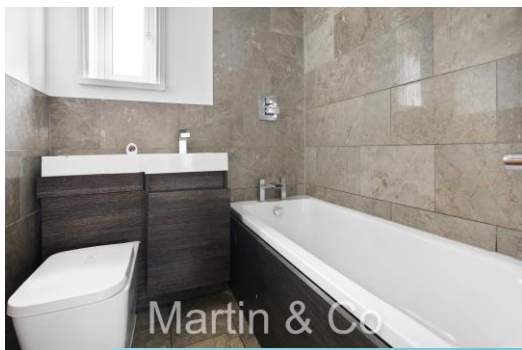
- 2 GOOD SIZED BEDROOMS
- END OF TERRACE HOUSE WITH NO CHAIN
- OFF STREET PARKING
- CLOSE TO CARSHALTON BOYS SPORTS COLLEGE
- LARGE REAR GARDEN & SHED
- BUS ROUTES TO MORDEN
- KEYS HELD

NO CHAIN / WORKS REQUIRED. A spacious 2 bedroom End of Terrace house, with off street parking, wider side access, 82 ft large rear garden & shed, in a popular residential area near to St Helier Hospital, Greenshaw High School & Carshalton Boys Sports College. Local shops nearby and further shopping & transport links via Carshalton Station & bus routes to Sutton town centre, Wallington & Morden Tube Station. Good sized living room & a spacious kitchen/diner on the ground floor, plus 2 double bedrooms and a modern bathroom on the first floor. Previously refurbishments work was carried out, some of which will require finishing off, before moving in. Suit an investor/buyer with contractors in their family, who can help them update and finish the house. KEYS HELD. EPC Band D. Sutton Council Tax Band C = £2,017.53 pa. Agents Note: All Services/Appliances have not and will not be tested, prior to completion.



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

