



barnard marcus

Morley Road, Sutton SM3 9LN



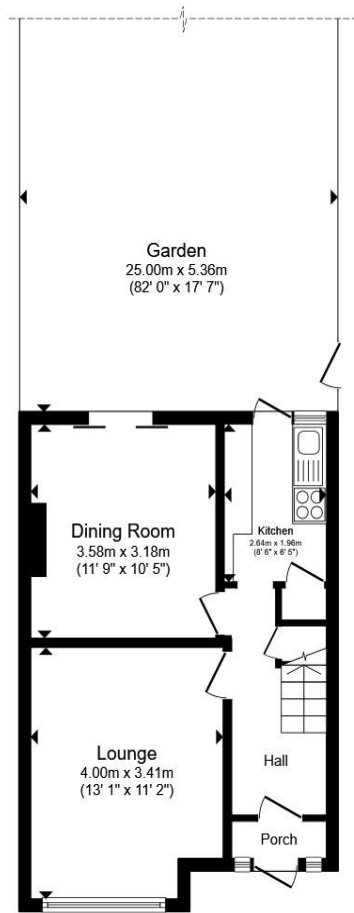
welcome to
Morley Road, Sutton

Located on Morley Road, this four-bedroom end of terrace house is an excellent opportunity for buyers looking for a project with clear upside. The property now requires full modernisation, however it provides a solid layout and the type of space that lends itself well to reconfiguration and extension, subject to the usual consents.

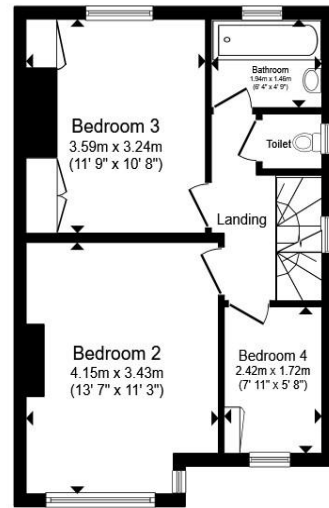
The ground floor offers two separate reception rooms, with the rear room opening onto the garden, plus a separate kitchen with direct access outside. Upstairs, there are three bedrooms on the first floor along with a family bathroom and separate WC. The second floor provides the fourth bedroom within the loft space, with useful eaves storage.

Externally, the rear garden is a real feature - long, established and offering genuine potential for buyers considering extending or creating a larger kitchen/dining space (STPP). As an end of terrace, the property also benefits from the practical advantages that come with that position, including a less "boxed-in" feel compared with a mid-terrace.

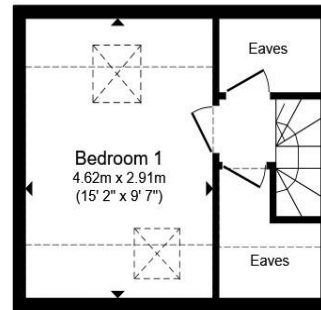




Ground Floor



First Floor



Second Floor



Total floor area 97.4 m² (1,048 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Auctioneer's Comments

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welcome to

Morley Road, Sutton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four-bedroom end of terrace house
- In need of modernisation throughout

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

guide price

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110976



Property Ref:
SUT110976 - 0003

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8643 8245



Sutton@barnardmarcus.co.uk



2&3 Regent Parade, Brighton Road, SUTTON,
Surrey, SM2 5BL



barnardmarcus.co.uk