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Machin**

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FOR SALE

020 8657 4466

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25 Bennetts Avenue, Shirley, Surrey, CR0 8AL

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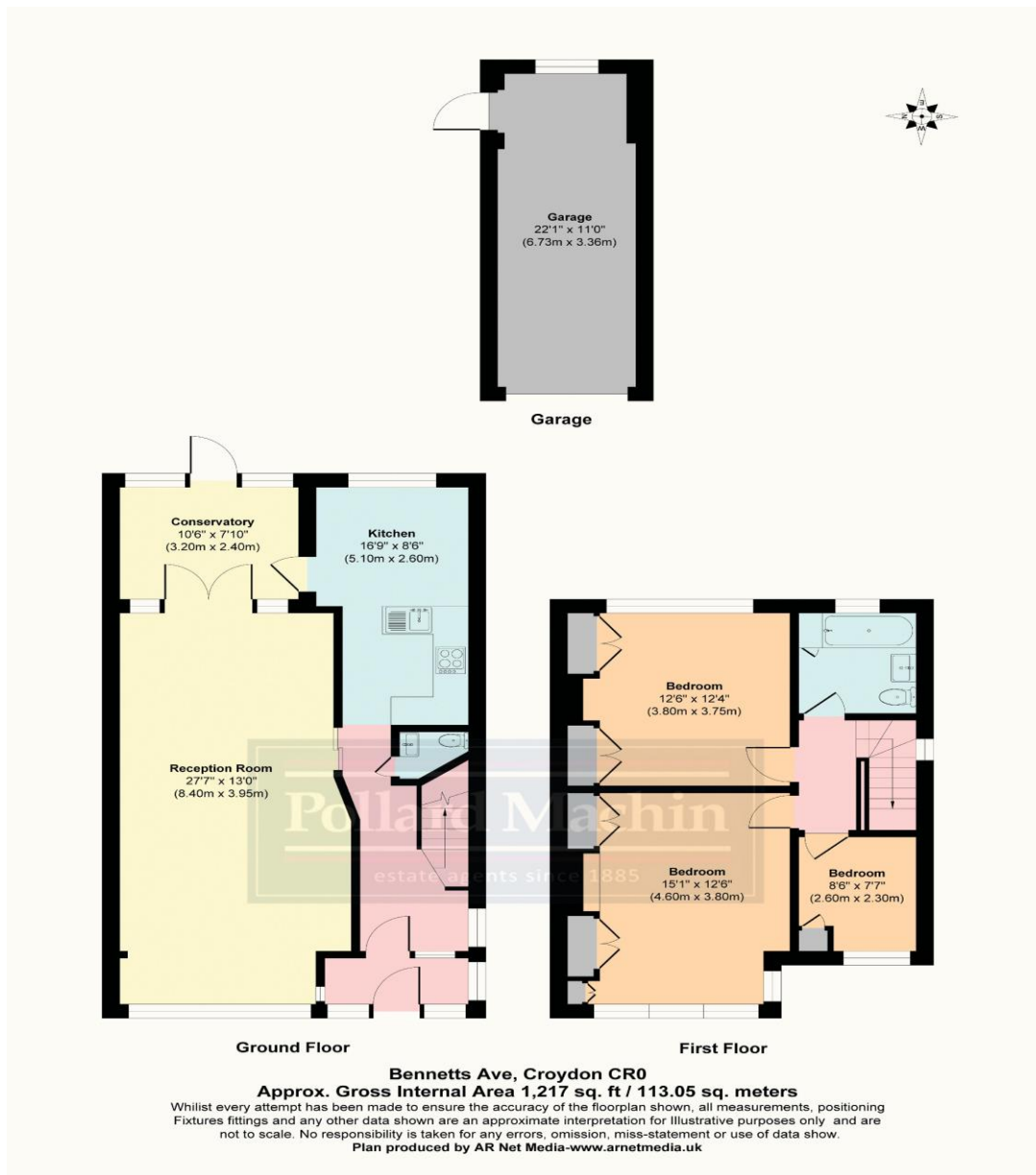
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Guide Price £400,000

For Sale by Modern Method of Auction | No Onward Chain Three Bedrooms | Approx. 130ft Rear Garden | Garage | Huge Potential to Improve & Extend (STPP)

Offered to the market with no onward chain and for sale via the Modern Method of Auction, this three-bedroom semi-detached house presents an excellent opportunity for buyers, developers and investors seeking a property with significant potential in the highly desirable Shirley area. EPC Rating E. Council Tax Band E. Requiring modernisation throughout, the property offers well-proportioned accommodation extending to approximately 1,217 sq ft, comprising a spacious through reception room, separate kitchen, conservatory, ground floor cloakroom, three bedrooms and a family bathroom. Externally, one of the property's standout features is the impressive rear garden, extending to approximately 130ft, providing excellent outdoor space and scope for further enhancement. The property also benefits from a detached garage and offers considerable potential to extend and reconfigure, subject to the necessary planning permissions and building regulations, allowing purchasers the opportunity to create a substantial family home tailored to their own requirements. Situated within a popular residential location in Shirley, the property is conveniently positioned for local shops, amenities, well-regarded schools and transport links, making it an attractive proposition for both owner-occupiers and investors alike. This is a rare opportunity to acquire a home with outstanding potential in one of the area's most sought-after locations. Auctioneer 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 a mortgage, 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 fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 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. 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



Viewings Strictly by Appointment Only

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Selling exclusive homes throughout Surrey

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