

The PERSONAL Agent

Providence Place, Epsom

Guide Price £400,000

Providence Place

Epsom

- Offered for sale with no ongoing chain
- Two well proportioned double bedrooms
- Attractive Victorian terraced house
- Two separate and versatile reception rooms
- Galley style kitchen with scope to update
- Ground floor bathroom with white suite
- South facing rear garden with rear access
- Double glazed sash windows throughout
- Worcester Bosch combi boiler and gas heating
- Short walk to Epsom town centre and station

Situated within the popular Providence Place, this two double bedroom Victorian terraced house offers an excellent opportunity for buyers looking for a comfortable home with scope to update and personalise over time.

The property enjoys a practical layout with two separate reception rooms, a galley kitchen, ground floor bathroom and two well proportioned double bedrooms.

Further benefits include double glazed sash windows, gas central heating via a Worcester Bosch combination boiler, a South facing rear garden with pedestrian access via Beaconsfield Place and residents' permit parking.

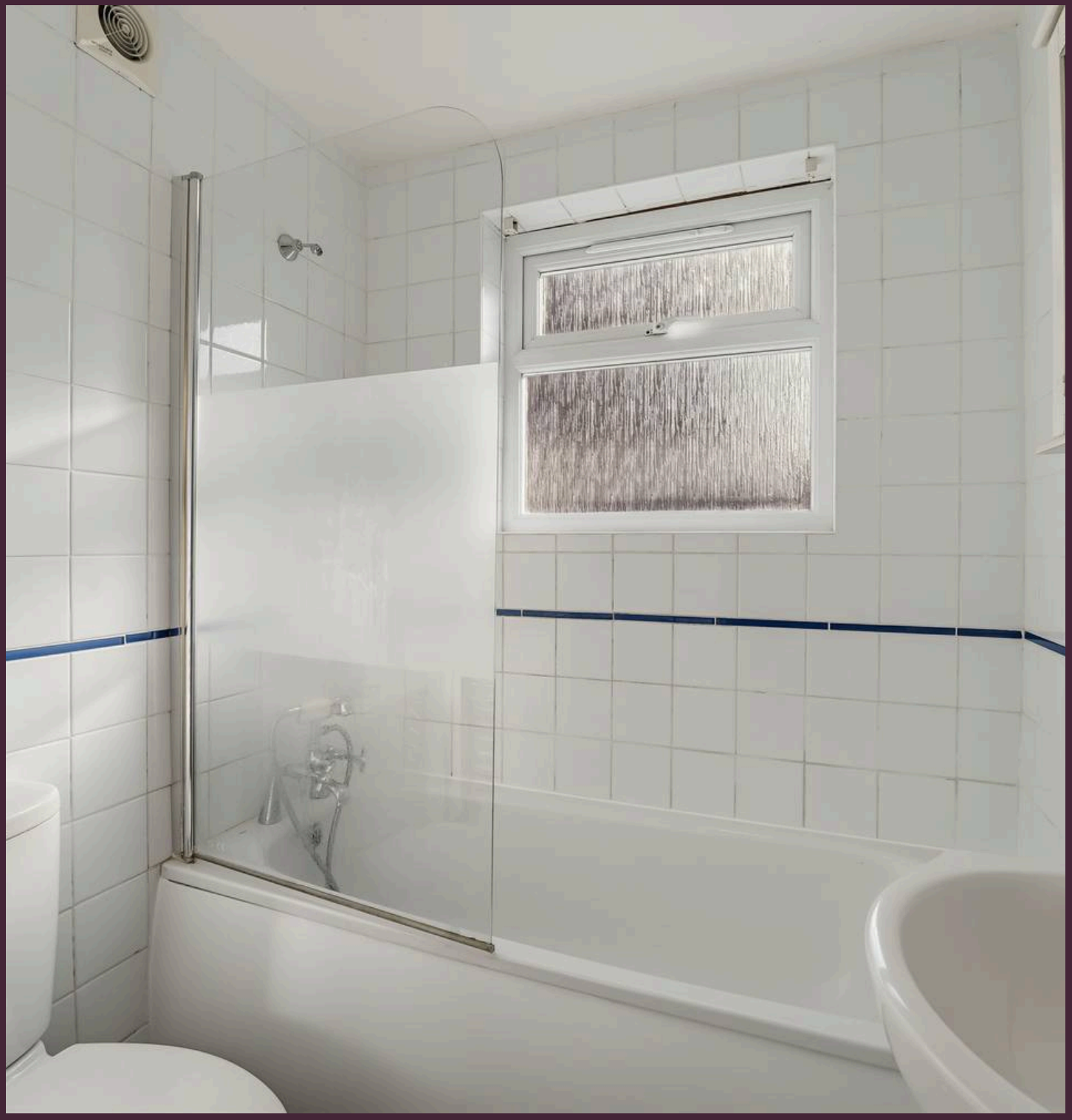
Ideally positioned within a short walk of Epsom town centre and railway station, this appealing home offers plenty of potential.











Description

Located within the ever popular Providence Place, a pretty residential road characterised by its colourful Victorian cottages and almost seaside feel, this two bedroom terraced house presents an excellent opportunity for purchasers seeking a home they can gradually make their own.

Offered with no ongoing chain, the property is perfectly liveable in its current condition, with some rooms having been recently redecorated. However, there is also clear potential for cosmetic improvements, particularly replacing the carpets to the stairs and bedrooms and potentially updating the kitchen to suit individual tastes.

Importantly, the house offers a well balanced and practical layout, with generously proportioned rooms and a number of useful existing improvements, making it equally appealing to first time buyers, investors or those looking to downsize. With its convenient location, South facing garden and potential to add value through straightforward improvements.



The ground floor accommodation comprises two separate reception rooms, offering flexibility for a comfortable living room and dedicated dining space. Beyond this is a galley style kitchen, which is perfectly functional as it stands but provides an opportunity for a future purchaser to introduce their own style. A ground floor bathroom fitted with a white suite completes the downstairs accommodation, while upstairs there are two well proportioned double bedrooms.

The house also benefits from double glazed sash windows, gas central heating served by a Worcester Bosch combination boiler and several rooms that have recently been redecorated. Outside, the South facing rear garden enjoys a desirable sunny orientation and provides a pleasant space for relaxing or entertaining. A particularly useful feature is the pedestrian access to the rear via Beaconsfield Place, offering additional convenience for everyday use. Residents' permit parking is available along Providence Place, subject to the relevant permit arrangements.

The property is just a short walk from Epsom High Street, with its excellent selection of shops, cafés, restaurants and leisure facilities, including the Ashley Centre, Epsom Playhouse and Rainbow Leisure Centre. Epsom railway station provides regular services into London, while the surrounding area offers access to well regarded schools, open countryside and convenient road connections including the A24, A3 and M25.

With its sensible layout, manageable scope for improvement and the significant advantage of no ongoing chain, this is an excellent opportunity to secure a well located home and enhance it at your own pace.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





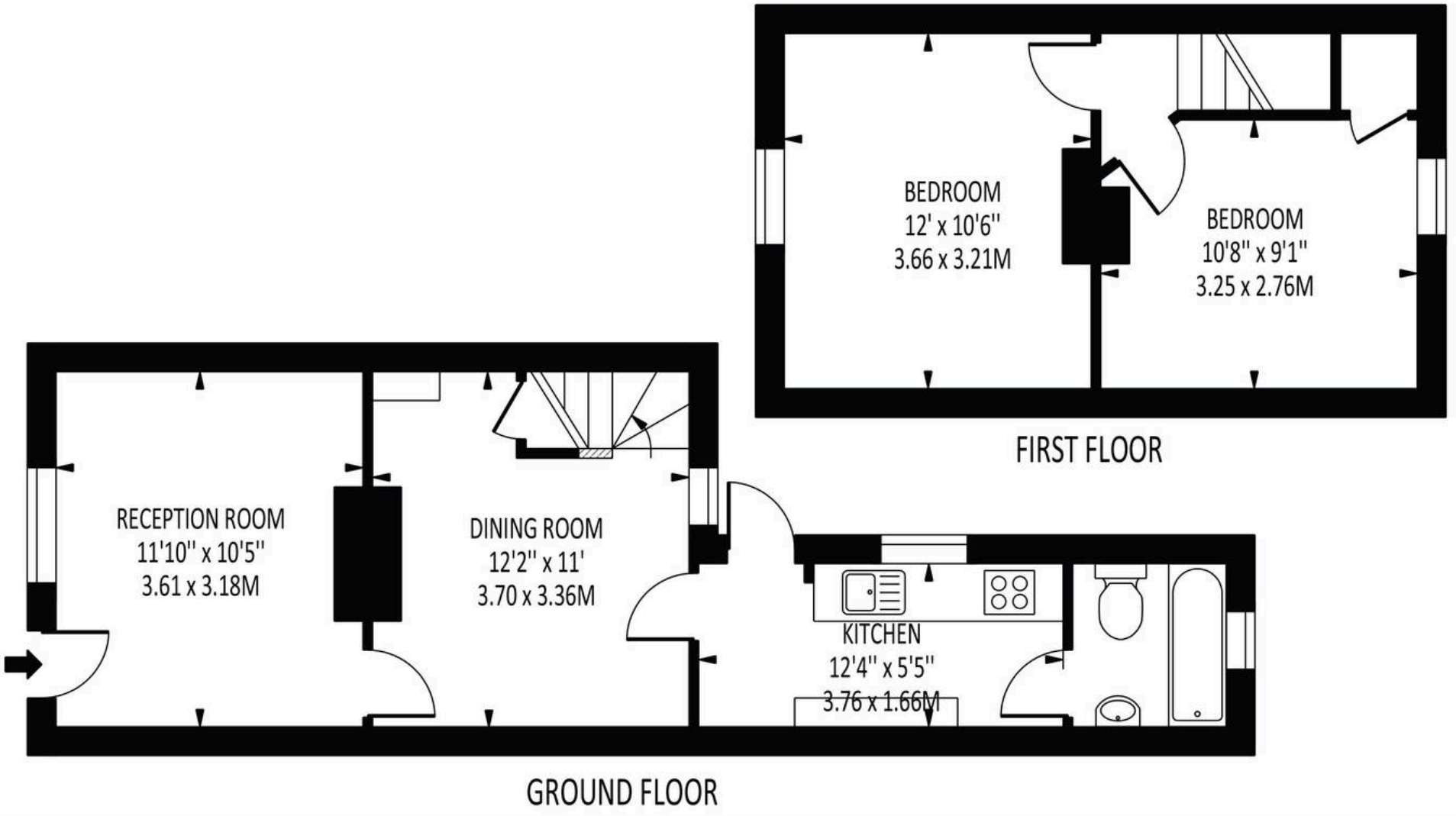




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Total Area: 628 SQ FT • 58.36 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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