



All enquiries Ref: Callum Glenn

- **Freehold two floor end terrace house**
- **Full Vacant Possession**

**Location:**

The property is located in this mainly residential area yet within easy walking access to the varied shopping facilities and recreational pursuits within Redhill town centre. The area has seen significant investment in recent years including a new entertainment centre The Light. The location is especially in demand from commuters with Redhill Station train station being some 15 minute walk from the property and offering direct services to London Victoria and Blackfriars stations with journey times of less than 40 minutes.

**Description:**

This two bedroom end terrace cottage has until recently been held as an investment but is now offered with full vacant possession. It would benefit from some upgrading and modernisation making it an ideal property either for continued investment or for an owner occupier. Purchasers may wish to also consider the potential for extension to the rear at first floor above the existing single storey extension and/or whether conversion into the roof space may be an opportunity. Bidders are deemed to rely solely on their own enquiries as to permissions required for development.

**Accommodation:**

First Floor: Two Bedrooms

Ground Floor: Front Reception Room, Rear Reception/Dining Room, Kitchen with door to Garden, Bathroom/WC

Outside: Front Off-Street Parking, Rear Garden.

**EPC Rating:** D

**Council Tax Band:** C

**To view:**

Strictly by prior arrangement with the auctioneers. Please see important information for viewers on page 19 of this catalogue.

