



barnardmarcus

Belmont Road, Wallington SM6 8TB



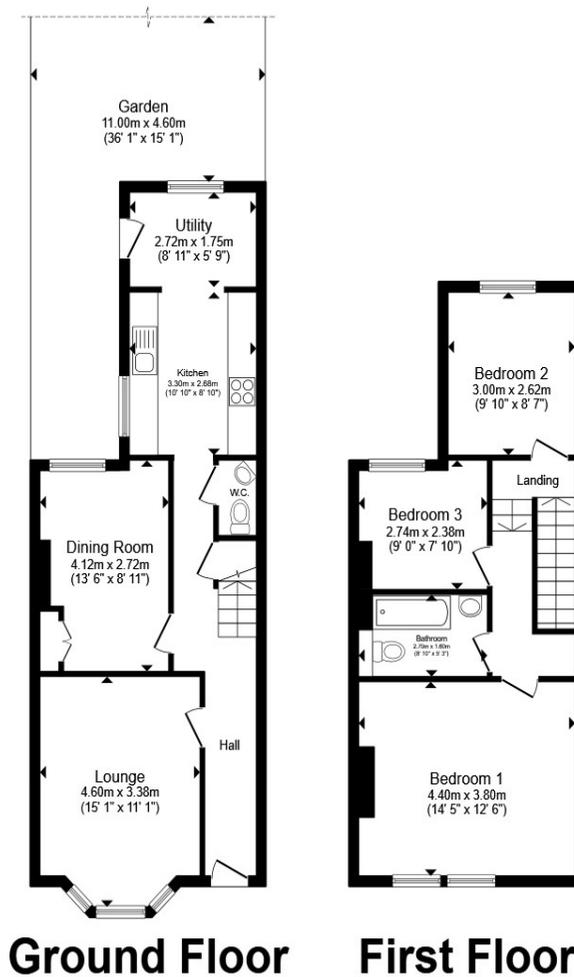
**barnard
marcus**

welcome to

Belmont Road, Wallington

This attractive three-bedroom terraced house is presented in really good condition throughout, offering well-balanced and versatile accommodation ideal for families and professionals alike. The ground floor features two reception rooms, providing flexible living and dining space, alongside a spacious eat-in kitchen, perfect for everyday family life and entertainin, as well as an addition toilet downstairs. Upstairs, the property boasts a generous main bedroom, two further well-proportioned bedrooms, and a family bathroom. Externally, the home benefits from a good-sized rear garden, offering an excellent outdoor space for relaxation and socialising, as well as a private driveway providing off-street parking. Combining space, condition, and practicality, this property represents an excellent opportunity to acquire a comfortable and well-maintained home. Early viewing is highly recommended to fully appreciate all that this property has to offer.





Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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



welcome to

Belmont Road, Wallington

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM TERRACE FAMILY HOME
- GREAT CONDITION THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/WLG106284](https://www.barnardmarcus.co.uk/Property/WLG106284)



Property Ref:
WLG106284 - 0015

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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 8669 7883



wallington@barnardmarcus.co.uk



Canon Court, Manor Road, WALLINGTON,
Surrey, SM6 0AP



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)