FOR SALE

Green Wrythe Lane, Carshalton, SM5.

Being sold via 'Secure Sale'. Starting Bid £300,000 FH

MARTIN&CO

Green Wrythe Lane, Carshalton

3 Bedrooms, 1 Bathroom

Starting Bid £300,000

- UNMODERNISED SEMI DETACHED HOUSE
- 3 BEDROOMS
- 2 RECEPTIONS
- SEPARATE KITCHEN
- GROUND FLOOR SHOWER ROOM
- NO CHAIN
- ARRANGED OVER 3 FLOORS
- GOOD SIZED GARDEN
- VIEWING BY APPOINTMENT
- SOLE AGENT
- APPLICANTS TO REGISTER FOR AUCTION
- IMMEDIATE ‘EXCHANGE OF CONTRACTS' AVAILABLE

Great opportunity to acquire this 3 bedroom Semi-Detached Victorian House in Carshalton, arranged over 3 floors, requiring complete refurbishment & NO CHAIN.

EPC Band D. Sutton Council Tax Band D = £2,269.72 pa

Immediate 'Exchange of Contracts' Available.

Being sold via 'Secure Sale' Starting Bid £300,000 FH

Auctioneers Additional Comments.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.
The property is being sold via a transparent online auction.

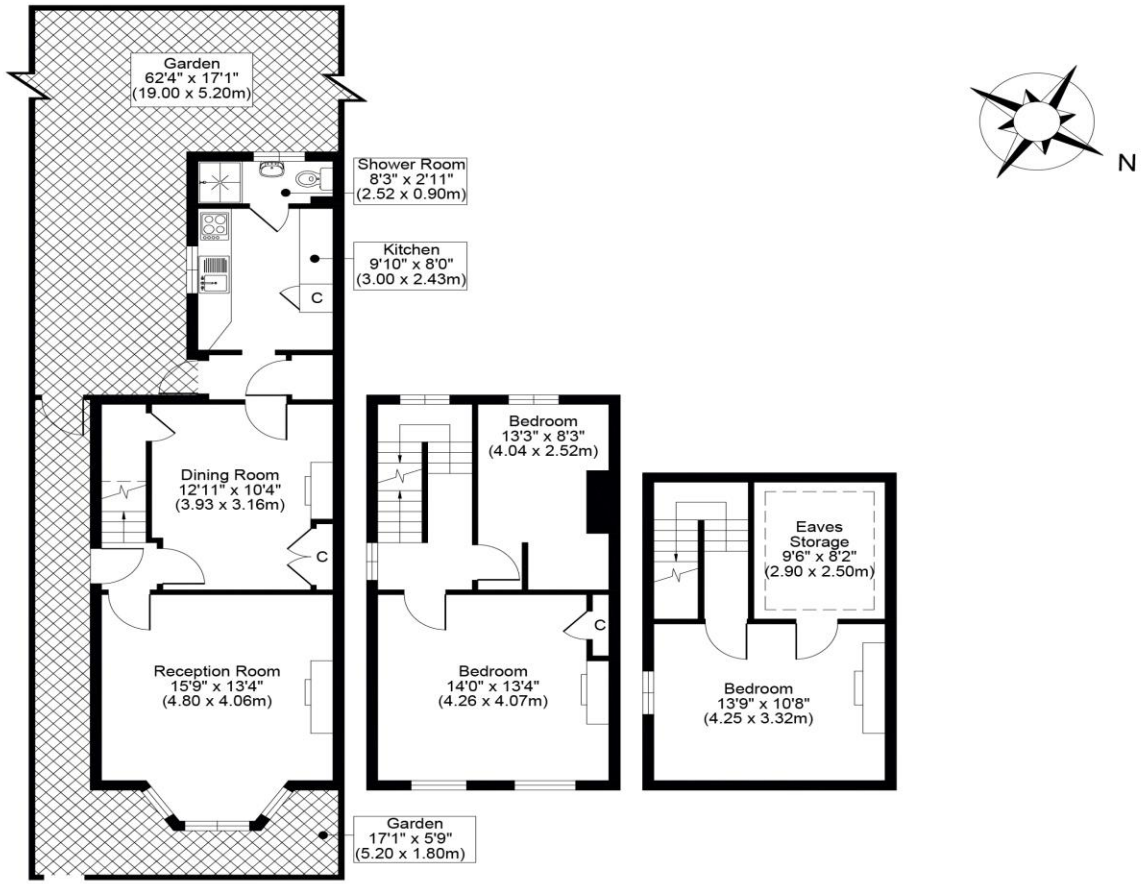
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

GREEN WRYTHE LANE, SM5

TOTAL APPROX FLOOR PLAN AREA INCLUDING EAVES STORAGE & RESTRICTED HEAD HEIGHT 1152 SQ.FT (107 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING EAVES STORAGE & RESTRICTED HEAD HEIGHT 1066 SQ.FT (99 SQ.M)



GROUND FLOOR FIRST FLOOR SECOND FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

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