



barnard marcus

Kidderminster Road, Croydon CR0 2UE


barnard
marcus

welcome to
Kidderminster Road, Croydon

Versatile Period Property - Potential 6/7 Bed HMO or a Stunning Family Home - CHAIN FREE.





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 179.5 m² (1,932 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



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Traditionally a 5 bedroom period Home
- Potential for a 6/7 bedroom HMO

Tenure: Freehold EPC Rating: E
Council Tax Band: E

guide price

£600,000

Located within walking distance of West Croydon Station, this substantial terraced period home offers just under 2,000 sq ft of versatile accommodation arranged over four floors. Recently operated as a 5-6 bedroom HMO (licence expired December), the property presents clear potential to reconfigure as a 7 bedroom HMO, subject to the necessary consents, or convert back into a spacious family home with minimal expense.

The ground floor features two very large reception rooms (currently used as bedrooms) and a generous open plan kitchen leading to a good sized private garden. The basement provides two additional rooms plus storage, ideal for a gym, home cinema, office, or further accommodation (STPP).

On the first floor there is a communal bathroom, one additional shower room and 1 W/C, an additional kitchen, a well proportioned bedroom, and an impressive 14.5 ft x 14.5 ft front bedroom. The second floor offers two further bedrooms and a loft room with scope to convert or extend (STPP).

Presented in very good condition and retaining original character features, this is a superb investment or flexible family home opportunity.



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113379](https://www.barnardmarcus.co.uk/Property/CRY113379)



Property Ref:
CRY113379 - 0003

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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.



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