

6 WEEK COMPLETION



SITUATION

Located in this sought after residential area close to the junction with Tamworth Park, just off Commonside East and Mitcham Common, within easy reach of Mitcham Eastfields Mainline Station and only ½ mile from the multiple shopping facilities in London Road and Upper Green East. Mitcham lies on the A217 between Streatham and Carshalton under 8 miles south of Central London and 11 miles north of the M25 (Junction 8).

PROPERTY

A mid terraced **3 Bedroom House** planned on ground and first floors with off-street parking at the front for 2 cars plus a rear garden and dilapidated Garage accessed from the rear. There are uPVC windows throughout, gas CH (not tested), and potential to extend into the loft space subject to planning.

ACCOMMODATION

Ground Floor

Living Room	11'4" x 14'10" opening to
Dining Room	11'0" x 12'6" opening to
Kitchen/Breakfast Room	16'8" x 8'0" (No fitments)
Utility Room	6'4" x 9'5"
Sep WC (No sanitaryware)	

First Floor

Bedroom 1	10'11" x 15'4"
Bedroom 2	10'11" x 12'6"
Bedroom 3	9'6" x 6'5"
Bathroom/WC	

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant House

The Surveyors dealing with this property are
JOHN BARNETT and **JONATHAN ROSS**

VENDOR'S SOLICITORS

Clarke Wilmott LLP - Tel: 0845 209 1133
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts