



## 2 bed semi-detached house to buy in SM5

Tewkesbury Road, Sutton, Carshalton, Surrey, SM5 1QE

**£315,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ End-of-terrace freehold house
- ✓ Two/three bedrooms with flexible layout
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

An excellent opportunity to acquire a well-located freehold end-of-terrace property in the popular St Helier area, ideal for both investors and future owner-occupiers.

This versatile two/three-bedroom home offers generous living space and significant potential for enhancement. The ground floor comprises a bright and spacious lounge leading through to a fully fitted kitchen and a conservatory, currently utilised as an additional bedroom. There is also a WC and bathroom with direct access to the private rear garden, as well as access to the side garage and front driveway.

Upstairs, the property features two well-proportioned double bedrooms, with scope to reconfigure into three bedrooms if desired.

Externally, the property benefits from off-street parking for up to two/three vehicles, a side garage, and a private garden. As an end-of-terrace, it also offers exciting development potential, including the possibility of a double-storey side extension (subject to planning permission).

Ideally situated within the catchment area of reputable local schools and offering excellent transport links to Morden and Sutton Town centre.

Key Features:

- End-of-terrace freehold house
- Two/three bedrooms with flexible layout
- Private rear garden
- Off-street parking for 2–3 cars
- Fully fitted kitchen and conservatory

- Side garage with additional access
- Strong development potential (STPP)

Offered for sale by auction, the property represents a compelling investment opportunity, providing both immediate income and long-term growth potential, with additional appeal to prospective owner-occupiers.

Early interest is highly recommended.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £315,000

Property Type: Semi-detached house

Parking: Off Street

Year built: 1930

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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