

LOT
12

By order of a Major Housing Association

44 Ladbroke Road, Redhill, Surrey RH1 1JY

Guide Price £295,000*

MID TERRACED COTTAGE IN PRIME LOCATION REQUIRING UPDATING



This terraced cottage is situated in a central location close to Redhill railway station and the town centre amenities. Good road links are easily accessible including the M25 London Orbital Motorway that connects to major routes and the main airports at Heathrow and Gatwick. The area is well served by bus routes, schools and recreational amenities. The property offers two bedroom accommodation and is in need of updating and modernisation throughout. The house also has a good sized garden and off street parking. There may be scope for further extension subject to obtaining any necessary consent that may be required. This lot is sold with vacant possession and will be of interest to investment buyers and owner occupiers. **PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSES AT 3pm THE DAY BEFORE THE AUCTION.**

ACCOMMODATION

Entrance Area, Reception Room, Kitchen, Bathroom, First Floor Landing, Bedroom One, Bedroom Two, Garden, Off Street Parking

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Reigate & Banstead
Council Tax band B and D
EPC rating D

VIEWING TIMES

Wednesday 16th October @ 10.30–11am
Saturday 19th October @ 11.30–12
Thursday 24th October @ 10.30–11am



© 2023 Redhill Housing Association. All rights reserved. This document is for information only and does not constitute an offer. The price and details are subject to change without notice.