

161 The Greenway, Epsom, Surrey KT18 7JD

Guide Price £350,000*

**THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE
IN NEED OF MODERNISATION THROUGHOUT**



The property is situated on the popular Wells Estate within two miles of the centre of Ashted with its shopping facilities and main line rail services. Further rail services and facilities are available within one to two miles at Epsom and Chessington South. Epsom is of course famous for its race course that hosts The Derby. The area is well served by bus services and schools. Good road links are easily accessible including the A3 and the M25 London Orbital Motorway that also connects to the major airports at Heathrow and Gatwick. The property is a three bedroom semi detached dwelling with garage and own driveway. The house has two intercommunicating reception rooms and a kitchen to the ground floor. The dwelling does benefit from gas fired central heating and double glazing, although it is in need of complete updating and modernisation throughout. The gardens are heavily overgrown to the front and rear. There may be scope for further extension, subject to obtaining any necessary consent that may be required. The property does have a westerly aspect to the rear and also backs onto Epsom Common. 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

Hall, Front Reception, Rear Reception, Kitchen, Landing, Bathroom, Bedroom One, Bedroom Two, Bedroom Three, Garage, Gardens.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Epsom & Ewell
Council Tax Band E
EPC pending

VIEWING TIMES

Friday 24th January @ 11.30 – 12 noon
Saturday 1st February @ 11.30 – 12 noon
Thursday 6th February @ 11.30 – 12 noon

OPEN SESSIONS – NO NEED TO CALL TO BOOK IN

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN