

Freehold £425,000**Ninehams Gardens, Caterham, Surrey CR3 5LP**

- Two Storey, Mid Terrace House
- Spacious Kitchen/Dining Room
- Bathroom plus Downstairs WC
- Rear Garden
- Approx. 883 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

This modern, mid-terrace property has a traditional layout and appears in very good condition throughout. There is a front reception room with bay window, a central cloakroom/WC and an attractive and spacious kitchen/dining room. A glazed door opens onto a rear garden with patio, lawn and timber shed. On the first floor of the house are two generously-sized bedrooms and a stylish bathroom. Demanding insulation standards, high performance glazing, gas central heating and roof-mounted solar panels make for a very good energy-efficiency rating. Ninehams Gardens is very close to Coulsdon Common which, in 2019, was incorporated into the South London Downs National Nature Reserve along with several other sites in the surrounding area. Audley Primary School and de Stafford Secondary School are both Ofsted-rated 'Good' and within comfortable walking distance. The house comes with a forecourt parking space plus Whyteleafe and Upper Warlingham Railway Stations can be reached by short bus or bike ride. No onward chain.

Tenure: Freehold.

Estate Charge: £23.45 per month (subject to annual review).

Council Tax: Band D, Tandridge District Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

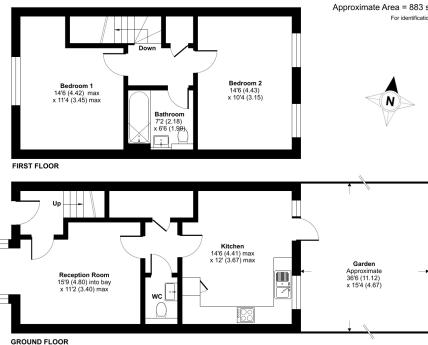
This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

DIMENSIONS

Ninehams Gardens, Caterham, CR3

Approximate Area = 883 sq ft / 82 sq m

For identification only - not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © 2013. All rights reserved. RICS Property Measurement Standards (UK) Ltd. Reproduced by permission of RICS. © 2013. Produced for Urban Moves. REF: 108498.

GROUND FLOOR

Entrance Hall

Reception Room

15' 9" into bay x 11' 2" max. (4.80m x 3.40m)

Inner Hall

W.C.

Kitchen/Dining Room

14' 6" max. x 12' 0" max. (4.41m x 3.67m)

Garden

approximately 36' 6" x 15' 4" (11.12m x 4.67m)

FIRST FLOOR

Landing

Bedroom 1

14' 6" max. x 11' 4" max. (4.42m x 3.45m)

Bathroom

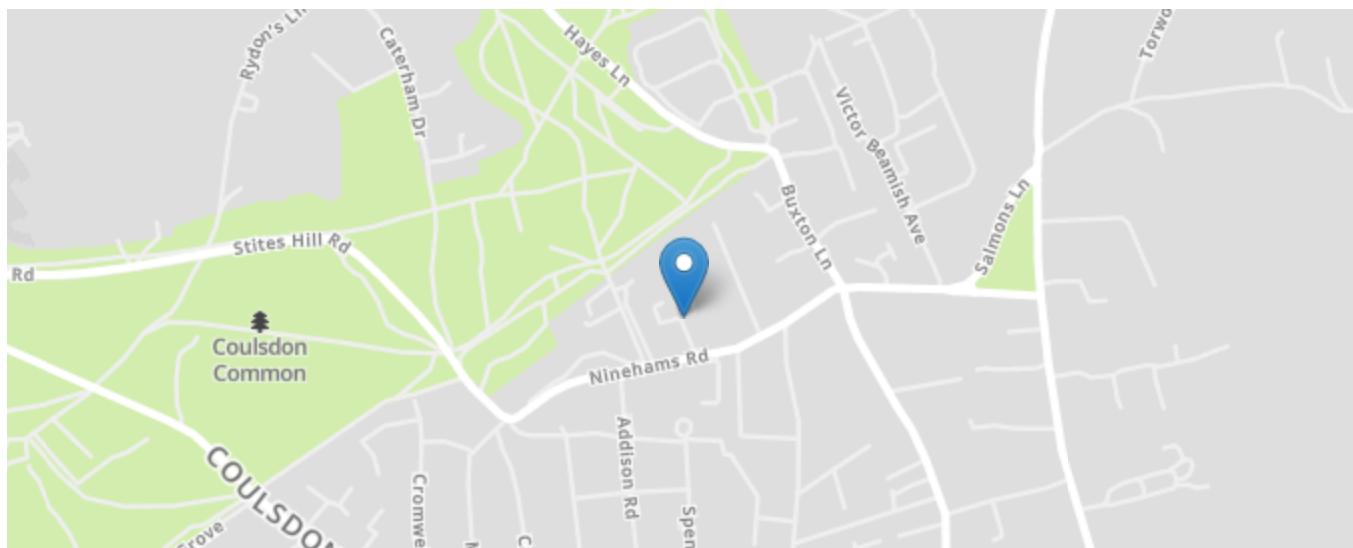
7' 2" max. x 6' 6" max. (2.18m x 1.99m)

Bedroom 2

14' 6" x 10' 4" (4.43m x 3.15m)

Energy Efficiency Rating

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



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.