



**Alfred House, 1 Mount Pleasant
Road, Caterham, CR3 6LP**

2 Bedroom House

FOR SALE

PROPERTY SUMMARY

- **Freehold 2 Bedroom house**
- **Prime town centre location close to Railway Station**
- **Largely detached house**
- **To be sold with vacant possession**
- **Freehold price £315,000 (subject to contract)**
- **Ideal for investors or owner occupiers**

LOCATION

The property occupies an excellent location within the centre of Caterham Valley which has a wide selection of shops, restaurants and other local amenities. Waitrose, Morrisons and Lidl are all within easy walking distance.

Caterham benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. Caterham Mainline Railway Station is 160m providing regular services to Croydon and London.



DESCRIPTION

An attractive, largely detached, freehold 2-bedroom house. Suitable for either owner occupation or investment.

This modern house comprises of an entrance hall, open plan living and dining area together with a separate kitchen. There are two double bedrooms and a bathroom on the first floor. The entrance is from Mount Pleasant Road.

The house benefits from modern bathroom and kitchen fittings, gas fired central heating and double glazing.

EPC

This property has an EPC Rating of C (75)

TENURE

Freehold.

COUNCIL TAX

The property is within Council Tax band D. For further information in this regard please contact Tandridge District Council.



ACCOMMODATION & TENANCY SCHEDULE

Address	Accommodation	Floor Area	Floor Area	Term of Tenancy	Rent (PA)
		Approx GIA			
Alfred House, 1 Mount Pleasant Rd, Caterham, CR3 6LP	2 Bedroom Flat	774 sq.ft	71.91 sq.m	Comes with vacant possession	N/A

SALE PRICE & POTENTIAL

We are instructed to seek **£315,000** for the freehold, subject to contract.

Investors should note that the house has an estimated rental value of around £20,400 per annum reflecting a gross initial yield of 6.48% based on the asking price.

LEGAL COSTS

Each party is to pay their own costs.

For further information or to arrange a viewing please contact:

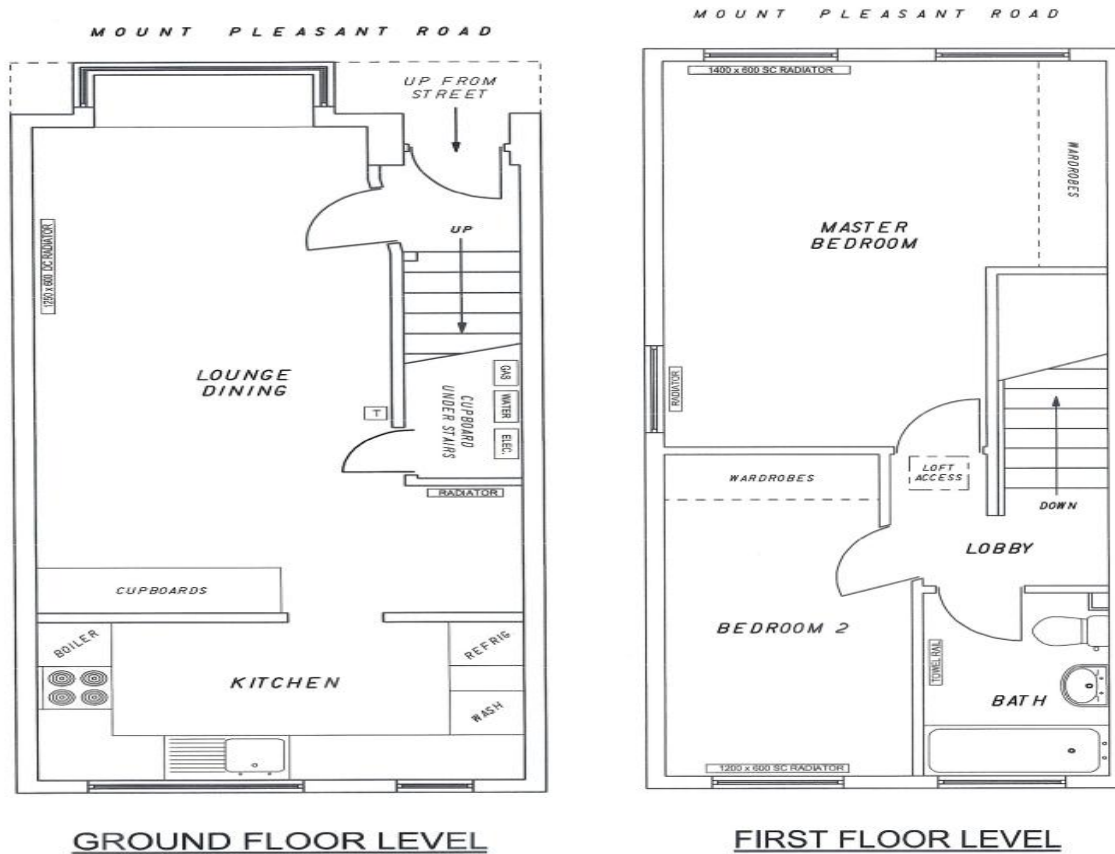
Joe Yorke Bsc Hons Tel: 01737 222835

Email: joe@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com





Not to scale, for indicative purposes only



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