



**Michele House, 12 Timber Lane,  
Caterham, CR3 6LZ**



**Residential  
Investment**

**FOR SALE**



## INVESTMENT SUMMARY

- **Freehold residential investment**
- **Prime town centre location close to Railway Station**
- **Semi-detached house**
- **Good modernised condition.**
- **Let on one tenancy at £15,600 per annum**
- **Freehold price £260,000 (subject to contract)**

## LOCATION

The premises occupy 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 180m providing regular services to Croydon and London.





## DESCRIPTION

An attractive, town centre, semi-detached freehold residential investment.

The property comprises an entrance hall, kitchen and open plan living and dining area on the ground floor. The first floor comprises a large double bedroom with built in cupboards and a bathroom. The property benefits from a rear paved garden with access from the living room via patio doors. The entrance is from Timber Lane which is accessed from Timber Hill Road.

The property benefits from modern kitchen fittings, gas fired central heating, timber flooring on the ground floor and double glazing.

## EPC

This property has an EPC Rating of C (74)

## TENURE

Freehold.

## COUNCIL TAX

The property is within Council Tax band C. 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			
Michele House, 12 Timber Lane, Caterham, CR3 6LZ	1 Bedroom house	778 sq.ft	72.28 sq.m	Assured Shorthold Tenancy Expiring 31 March 2026	£15,600

## SALE PRICE

We are instructed to seek **£260,000** for the freehold, subject to contract.

Gross Initial Yield 6.00 %.

## LEGAL COSTS

Each party is to pay their own costs.

**For further information or to arrange a viewing please contact:**

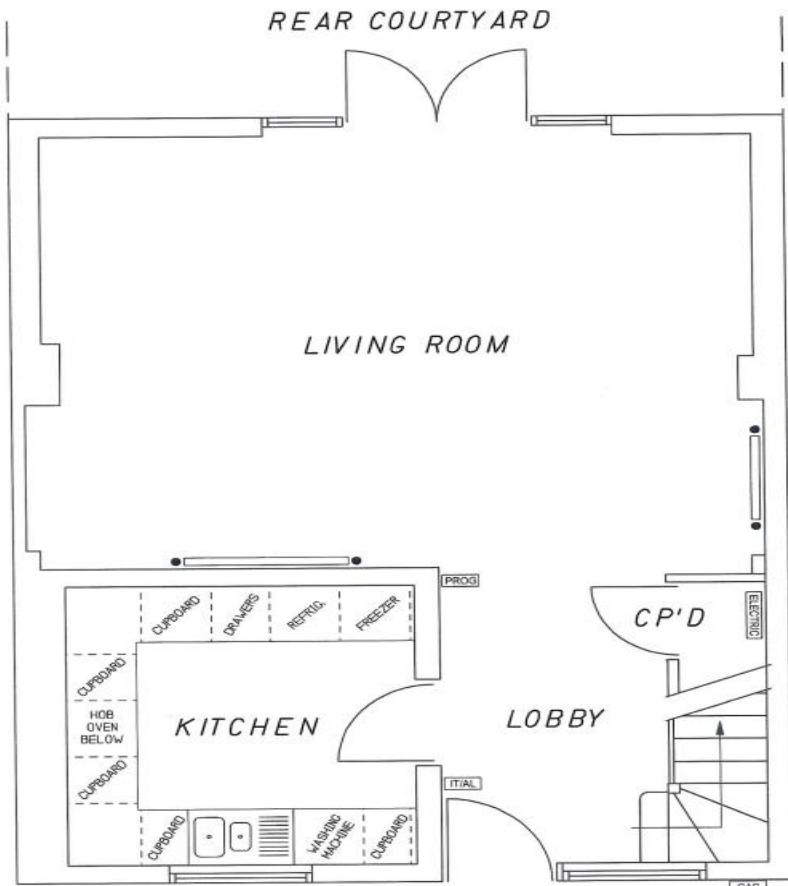
**Joe Yorke Bsc Hons Tel: 01737 222835**

**Email: [joe@raynerscommercial.com](mailto:joe@raynerscommercial.com)**

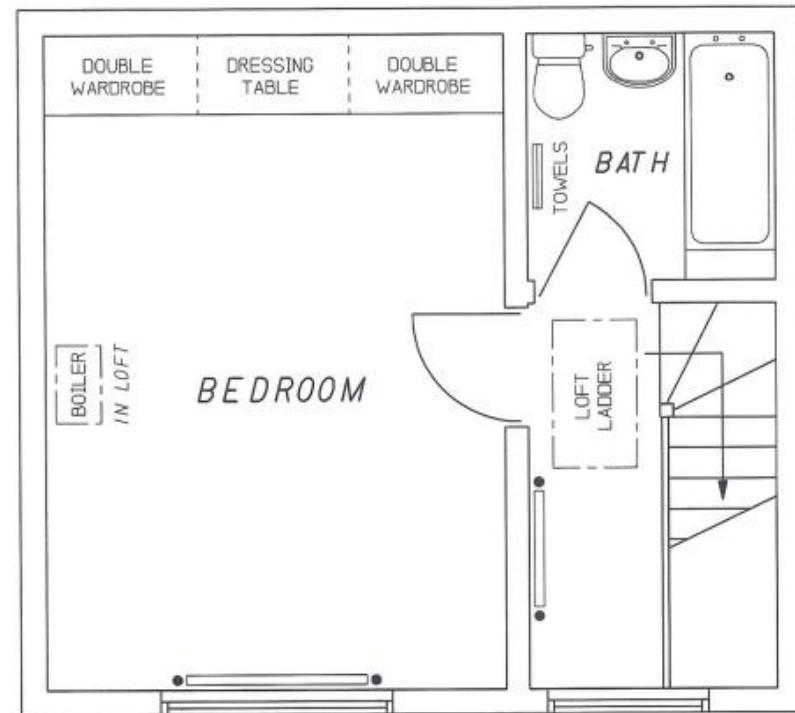
**Chris Richards MRICS Tel: 01737 222835**

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

**Not to scale, for indicative purposes only**





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