

## Clarence Road Wimbledon, SW19 8QE

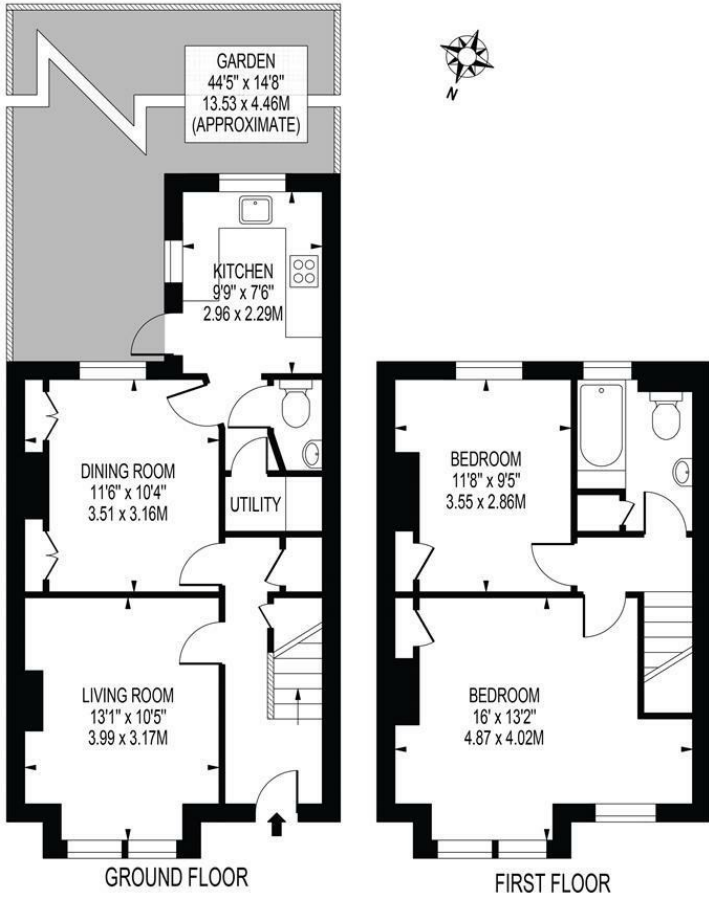
£850,000 Freehold



**A two double bedroom Victorian home with South facing garden in need of modernisation located close to South Park Gardens, Wimbledon town centre and Holy Trinity School. With potential to extend subject to the usual consents and no onward chain this is a great opportunity to put your mark on a house in this desirable location.**

## CLARENCE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 841 SQ FT - 78.13 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- South Park Gardens
- Excellent Local Schools
- Victorian House
- Two Double Bedrooms
- South Facing Rear Garden
- Superb Extension Potential (STPP)
- No Onward Chain
- Freehold
- Council Tax Band E
- EPC Rating - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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