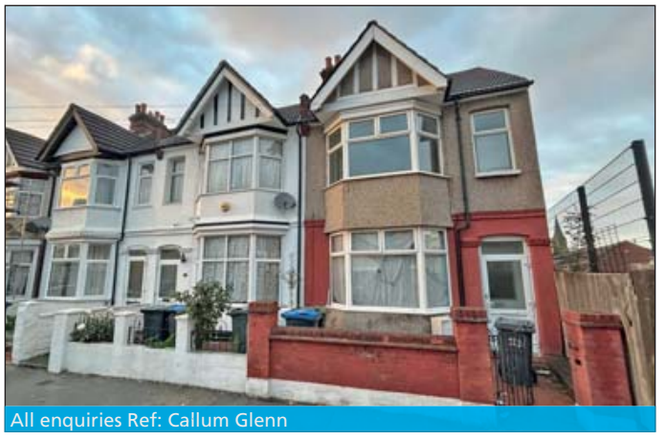
Lot 15

21 Constance Road, Croydon, Surrey, CR0 2RS

By Order of The Executors



All enquiries Ref: Callum Glenn



- **Freehold Semi-Detached House**
- **Would benefit from Some Upgrading / Modernisation**
- **Full Vacant Possession**



Location:
The property is located to the north of Croydon Town Centre with Constance Road being a cul-de-sac leading off Bensham Lane to the east of the A235 London Road. There is a good range of shopping facilities nearby whilst Croydon Town Centre is easily accessible offering a comprehensive range of both shopping and recreational facilities. The A235 provides good road links whilst public transport services include local bus routes and the train station at West Croydon is within less than 1 mile walk.

Description:
This family house has previously been an investment property for many years and is now sold with vacant possession. Internally the property is in reasonable condition but may benefit from some upgrading and modernisation. It benefits from gas central heating (not tested) , double glazing and has a rear garden.

Accommodation:
First Floor: Three Bedrooms, Bathroom, Separate wc
Ground Floor: Reception Room, Dining Room, Kitchen/Breakfast Room, Bathroom/wc
Outside: Front Courtyard/ Patio, Rear Garden.

EPC Rating: E

Council Tax Band: D

To View:
Strictly and only by prior appointment with the auctioneers.





