

Yorke Road
Reigate, RH2

Freehold
Guide Price of £450,000



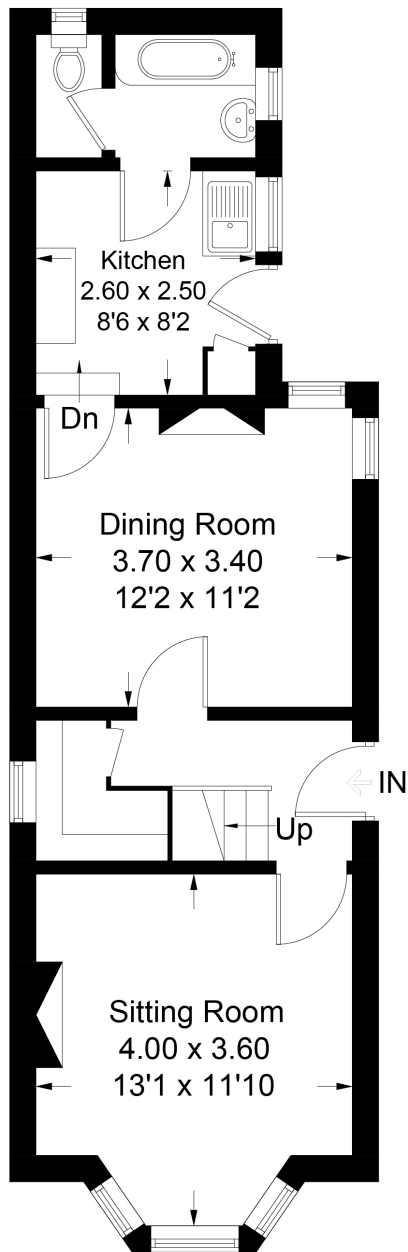
SOLD



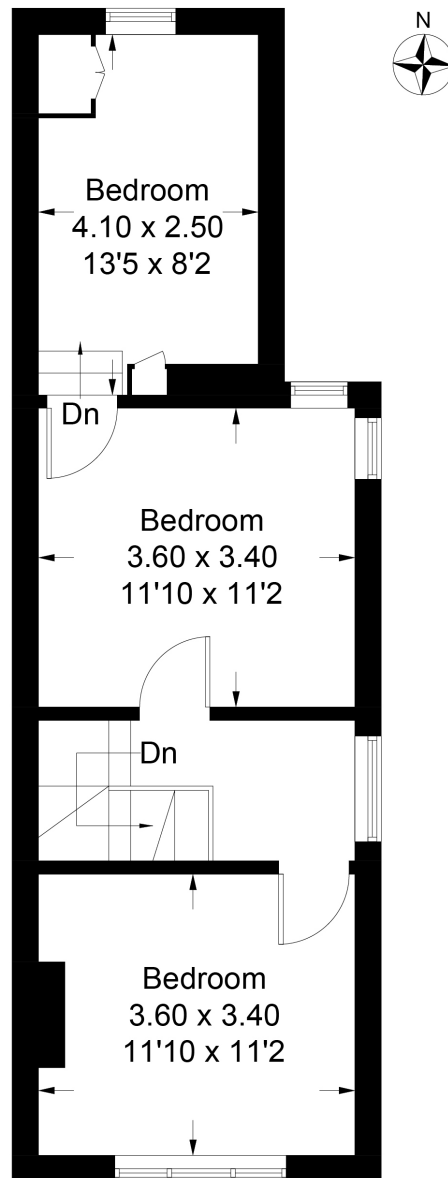
THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT
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— remarkably different. —

Approximate Gross Internal Area = 84 sq m / 904 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID295251)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G	4	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		50
(39-54) E		
(21-38) F		
(1-20) G	6	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

A premium location less than 10 minutes walk to Reigate train station.

This Victorian, detached property requires renovation and would suit buyers looking for a project, buyers wanting to jump a couple of rungs up the ladder on a budget and investors alike.

There is scope for extension to the rear which is subject to the usual planning consents or permitted development applications.

Our advice for maximising value would be an aim to create a four bedroom property via a two storey extension with an upstairs bathroom.

Please refer to sold prices of 11 & 13 Yorke Road, both of which were terraced.

There is a large rear garden which would not be compromised by a large extension and offers far reaching views to Reigate Hill.

Yorke Road is extremely popular with commuters and city workers whilst Reigate itself is a renowned, extremely popular old market town.

Guide Price £450,000 - £475,000

Other Information...

Parking Arrangements: On the road

Vendors position: Vacant

Council Tax Band: D

Property Built: Circa 1900

Potential to add value/extend (stpp): Yes by renovation and extending.

Tenure: Freehold

Nearest Train Station: Reigate 0.3 miles

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