

## Ventnor Road South Sutton, Surrey SM2 6AQ

Williams Harlow Cheam - A garage and parking which holds potential for a commuters wanting a permanent parking option, or someone who requires storage and lastly, possibly a small daytime studio (STPP where required). Located in the heart of South Sutton and within a short walk from Sutton train station and town centre.

Offers In Excess Of £50,000 - Freehold





## ACCESS

Accessed via double opening wooden gates, giving access to a:

## FRONT YARD

Approximately 19 ft sq which is principally paved with brick wall to one side and small brick built open store.

## LOCK UP GARAGE

6.48m x 5.61m (21'3 x 18'5 )

Accessed via two sets of high double opening doors to the lock up garage approximately 400 sq ft, under a pitch tiled roof with useful void storage. There is power, lighting, alarm and telephone supply.

## TENURE

Freehold

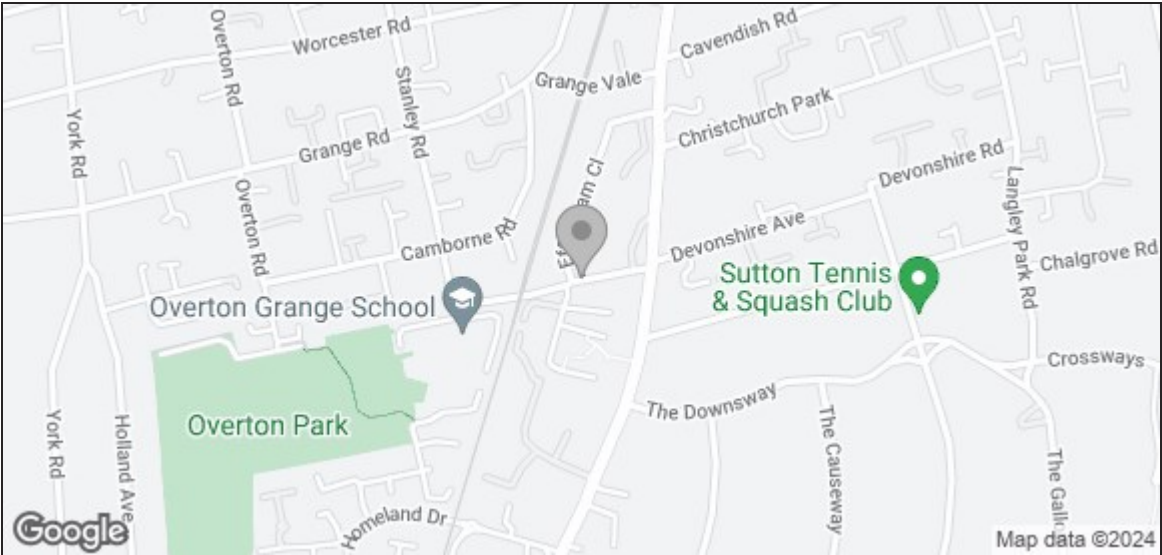
## OFFERS

All offers to be submitted in writing, including your proof of cash and solicitor information.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

WILLIAMS  
HARLOW



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