



Located in the University area and close to local amenities is this detached family home being sold by traditional auction at midday on 17th July. Set back from the road with a shared driveway, the property comprises 4 bedrooms with 3 reception rooms alongside a kitchen-breakfast room and overlooks a private rear garden. The property offers the opportunity for individual improvement and updating and is ideally positioned for the town centre with the University campus, Palmer Park and hospital within walking distance.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- CASH BUYERS ONLY
- For sale by Auction on midday 17th July
- 4 Bedrooms, 3 Reception rooms
- Kitchen-breakfast room
- 1 1/2 length garage
- Private rear garden; Double glazed; Gas central heating





Council tax band F

Council- Reading

Gardens

There is an area of garden to the front of the property abutting the pavement which is laid to lawn with shrub beds. Subject to obtaining the relevant consents this could be used as an off-road parking space. The rear garden is private and incorporates an area of patio with a path skirting the rear of the house to a further patio area and a lawn and raised mature shrub beds. There is also rear door access to the garage.

Additional information:

Parking
The property has a 11/2 length garage and parking space to the front of the property.

Property construction – Standard form

Services:
Gas – mains
Water – mains
Drainage – mains
Electricity – mains
Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

The neighbouring property has a vehicular and pedestrian Right of Way across the shared driveway.

The property is within an Article 4 designated area which removes normal rights to convert a house (C3 use) into a small house in multiple occupation (C4 use) and will now require planning consent.

Auction Conditions

For Sale Via Haslams Online Auction powered by Bamboo Auctions.

Auction end date and time: 12pm on Thursday 17th July 2025
The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit Haslams website: www.Haslams.net and click on the 'online auction' tab
A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account
Stage 2) View the legal pack and arrange any viewings
Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details
Stage 4) You are ready to bid – Good Luck!

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Haslams and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

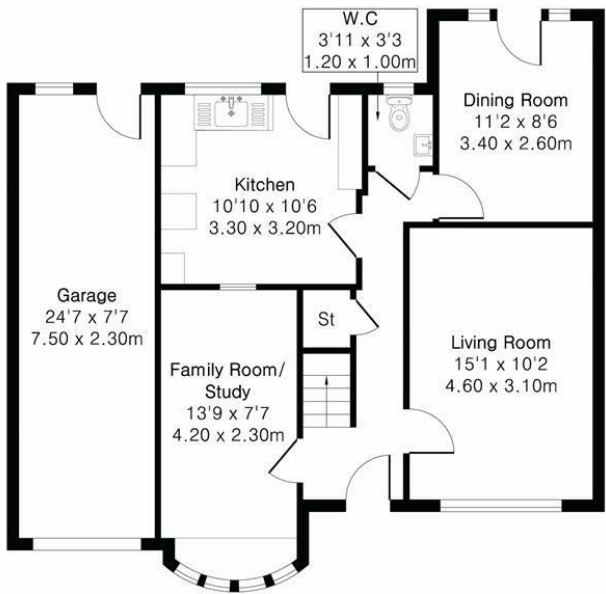
Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

Floorplan

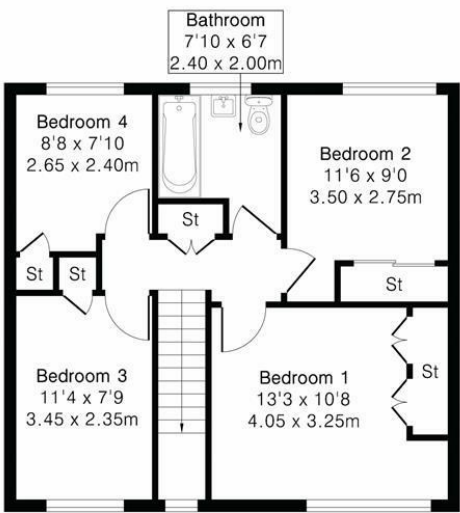
Approximate Gross Internal Area 1334 sq ft - 124 sq m
(Including Garage)

Ground Floor Area 796 sq ft – 74 sq m

First Floor Area 538 sq ft – 50 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

HASLAM'S
Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.