



For Sale by Auction on the 8th April 2026 at midday. This substantial townhouse with former HMO use is set out over three floors and presents an excellent investment opportunity. Ideally located east of Reading town centre in the popular Newtown area overlooking Palmer Park, the property offers easy access to Reading town centre, public transport links and local shops. Previously operated as an HMO, the property comprises six letting rooms, two bathrooms, a communal kitchen, and a reception room arranged over three floors. Offering generous internal space and strong potential, it is well-suited for investors seeking to reinstate an HMO (subject to the necessary consents) or explore alternative configurations. The property requires complete renovation, providing a blank canvas for refurbishment and value enhancement. A prime opportunity to acquire a substantial property with significant upside potential in a convenient and well-connected location. There is also potential for off-street parking, subject to permission from the local authority to install a dropped curb.

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



- For sale via auction at midday on the 8th April
- Potential Investment opportunity
- Former HMO now being sold with vacant possession
- Popular Newtown area, overlooking Palmer Park
- 6 letting rooms
- In need of refurbishment and upgrading





Council tax band C

Council- RBC

Additional information:

Parking

On-street parking requires residents' and visitors' permits, which are issued upon application by Reading Borough Council. Charges apply; for an up-to-date list of charges, please check [reading.gov.uk](http://reading.gov.uk) "permit charges"

There is the potential for off-street parking, subject to permission for a dropped curb from the local authority.

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - gas central heating

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"

Auction Information

For Sale Via Haslams Online Auction powered by Bamboo Proptech.

Auction end date and time: Wednesday 8th April at 2pm.

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](http://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.

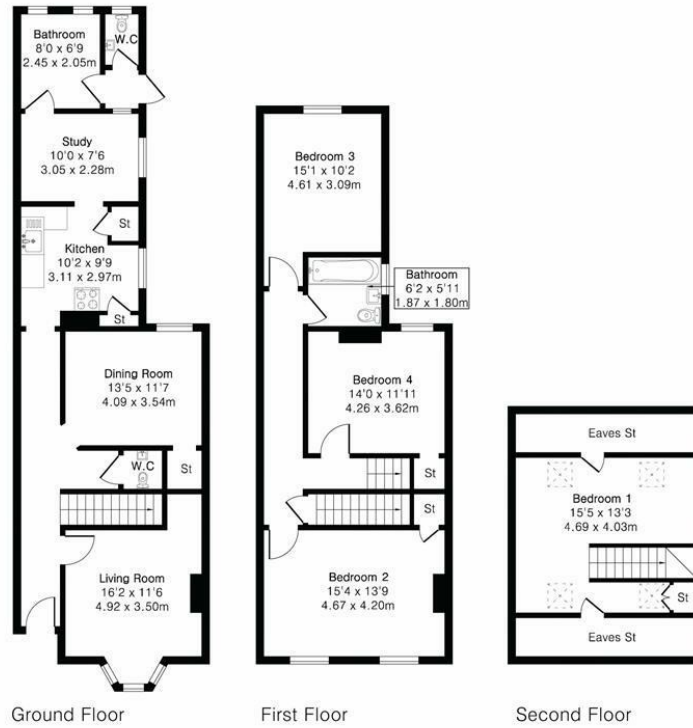
# Floorplan

## Approximate Gross Internal Area 1509 sq ft - 141 sq m

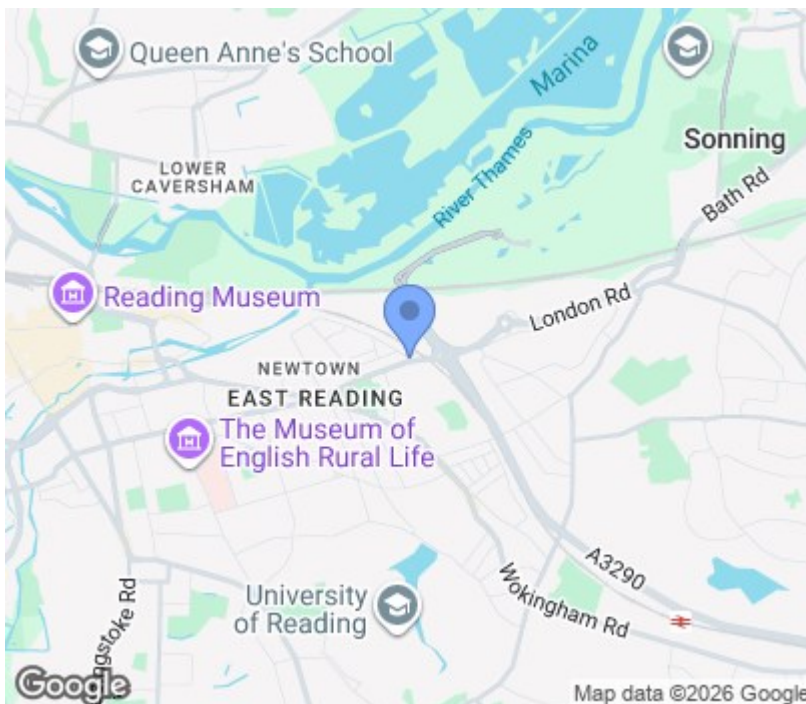
Ground Floor Area 695 sq ft – 65 sq m

First Floor Area 611 sq ft – 57 sq m

Second Floor Area 203 sq ft – 19 sq m



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.



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		56	
(39-54) E			
(21-38) F			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.