



To be sold via auction on 14th October at 12pm is this Victorian bay-fronted inner-terrace property situated in a cul-de-sac location on the outskirts of the University area. The property is set within a residential neighbourhood, adjacent to New Christ Church Primary School, and is within walking distance of local amenities, bus routes and Reading town centre.

The property offers an opportunity for refurbishment and upgrading and currently comprises three bedrooms, two separate reception rooms, a kitchen and an outside WC. The property is suitable for cash buyers only. There is currently no heating system installed, nor any provision for hot water by way of a boiler or hot water cylinder. The property does not have a bathroom or shower room; the only WC is located externally to the rear of the property and is accessed via a covered walkway/storage area. The property requires significant refurbishment and upgrading and provides an opportunity for buyers seeking a project in a well-established residential location.

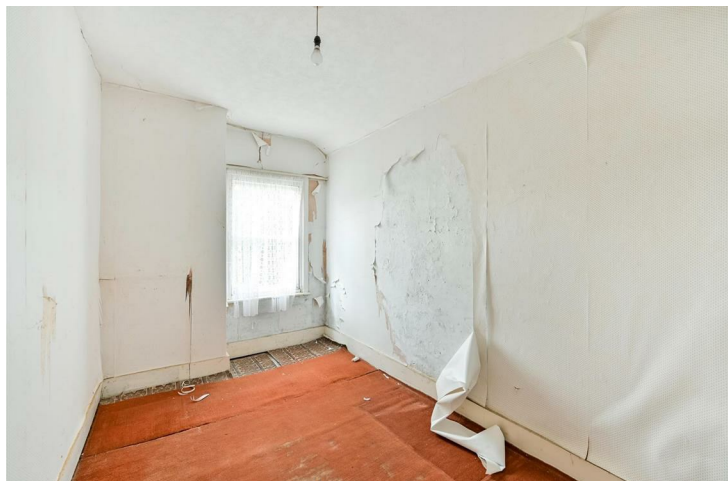
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Refurbishment Opportunity
- For Sale by Online Auction on 14th October at 12pm
- 3 Bedroom Victorian terrace
- 2 Reception rooms
- South facing garden; Cul-de sac address on University outskirts
- Close to town centre, University campus and Hospital





Council tax band B

Council-

Auction Information

Auction end date and time: 14th October at 12pm.

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.

For Sale Via Haslams Online Auction powered by Bamboo Proptech.

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 "permit charges"

Property construction - Standard form

Services:

Water - mains

Drainage - mains

Electricity - mains

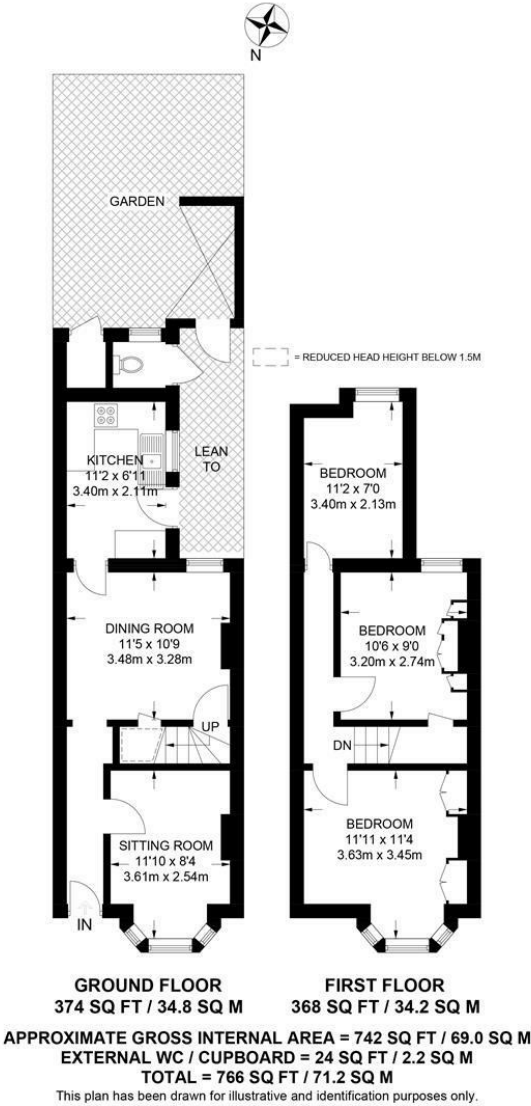
Broadband connection available (information obtained from Ofcom):

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"

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		10
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.