



For Sale by Auction on Tuesday 16th December at 12pm.

Two Victorian terraces located in a central Reading address backing onto a local park. The properties have been informally converted into three flats: a 2-bed first-floor unit, a 1-bed ground-floor flat, and the potential for an additional 1 bed ground-floor flat that is in need of full refurbishment, subject to planning. Each terrace property includes a rear garage accessed via a service road and the location is ideally situated within walking distance of both Reading Mainline and Reading West stations. In the first instance, to book a viewing, please register your details on the Auction page on our website and then contact the office for timings.

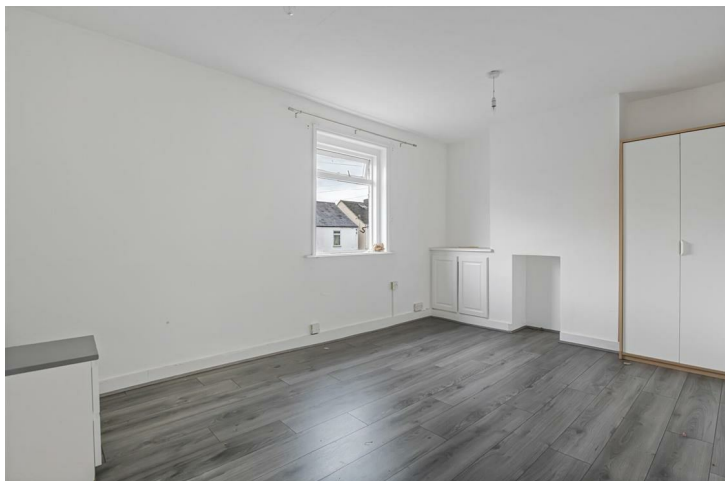
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- For Sale via Auction Tuesday 16th December at 12pm.
- Freehold Investment and refurbishment Opportunity
- Currently sub-divided 1x 2 Bed and 1 x 1 bed flat, potential for additional 1 bed flat requiring full refurbishment, subject to planning
- 2 Garages at rear
- Walking distance to mainline station, local park & school
- Requires improvement and upgrading





Garden
There is a paved garden.

Council tax band B
Council- RBC

Auction Information
For Sale Via Haslams Online Auction powered by Bamboo PropTech.

Auction end date and time: Tuesday 16th December 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.

Additional information:
Parking

The property has two garages located to the rear of the property, accessed via George Street.
There is also on-street parking that 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"

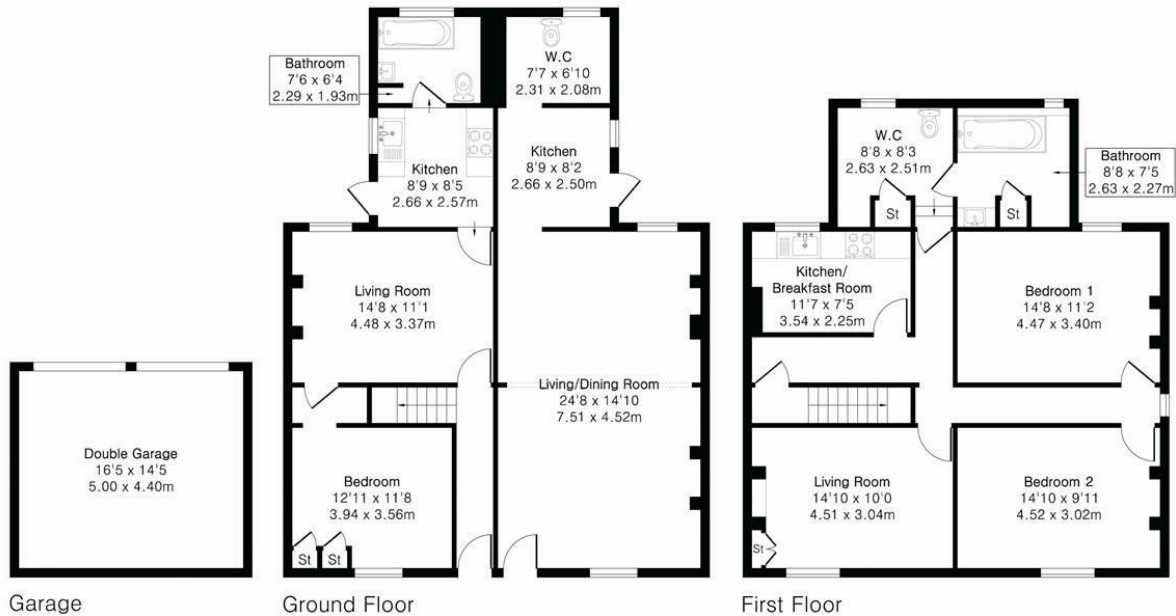
Floorplan

Approximate Gross Internal Area 1891 sq ft - 176 sq m
(Excluding Garage)

Ground Floor Area 1002 sq ft – 93 sq m

First Floor Area 889 sq ft – 83 sq m

Garage Area 237 sq ft – 22 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.

HASLAMs
Sales



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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		

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.