



For sale via online auction on Thursday 14th May at 12pm. A mature semi-detached home offering a fantastic opportunity for comprehensive refurbishment and improvement. This two-bedroom property presents significant scope to extend, subject to the necessary planning consents, making it an ideal prospect for developers, investors or buyers seeking to create a bespoke home. A particular feature is the generous 110ft rear garden, providing excellent outdoor space and further potential. To the rear, vehicular access is available via Gloucester Court, leading to a private driveway area and a double-width garage. An exciting opportunity to unlock value and create a home tailored to individual requirements.

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



- For sale via auction Thursday 14th May
- 2 Bedrooms
- Mature semi-detached property
- 110' garden: Vehicular access and garage at rear
- Opportunity to refurbish and upgrade
- Potential for extension, subject to planning





Council tax band C

Council- Reading

Additional information:

Parking

There is vehicular access via Gloucester Court to an area of driveway and a double width garage.

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"

Auction Information

For Sale Via Haslams Online Auction powered by Bamboo Proptech.

Auction end date and time: Thursday 14th May 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.

Floorplan

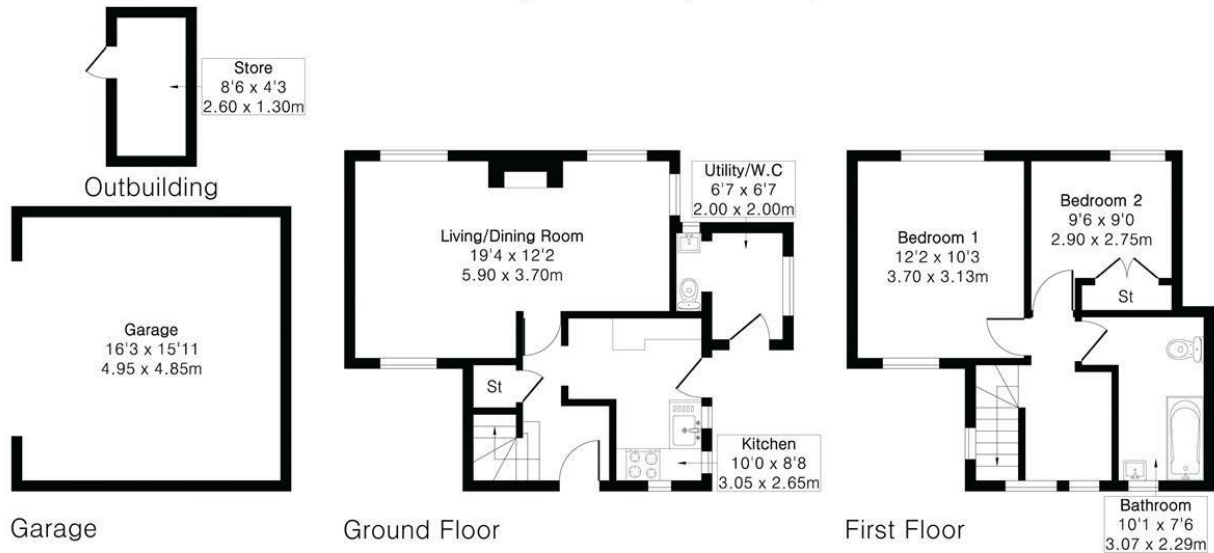
Approximate Gross Internal Area 1029 sq ft - 95 sq m (Including Garage & Outbuilding)

Ground Floor Area 389 sq ft – 36 sq m

First Floor Area 346 sq ft – 32 sq m

Garage Area 258 sq ft – 24 sq m

Outbuilding Area 36 sq ft – 3 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.



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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		58	
(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.