

HASLAM'S
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118, Oxford Road, Reading, RG1 7NG

PRICE GUIDE £ 640,000

For Sale By Auction on 11th November at 12pm.

A striking Grade II listed Gothic Revival villa, built circa 1845, set within 0.27 acres of private walled grounds. This impressive three-storey, gabled residence of ashlar stone was originally constructed as the manse for Holy Trinity Church. In the 1930s, it was converted into four apartments and now benefits from planning consent for four one-bedroom apartments and two two-bedroom apartments. Located within the Russell Street, Castle Hill & Oxford Road Conservation Area, Carlisle House is tucked away at the rear of its grounds and bordered by Holy Trinity church and Trinity Place. The property enjoys exceptional privacy, with established grounds and the setting is perfectly placed for Reading's mainline and West stations, excellent local amenities, regular bus routes, and the vibrant shops and restaurants of The Oracle.

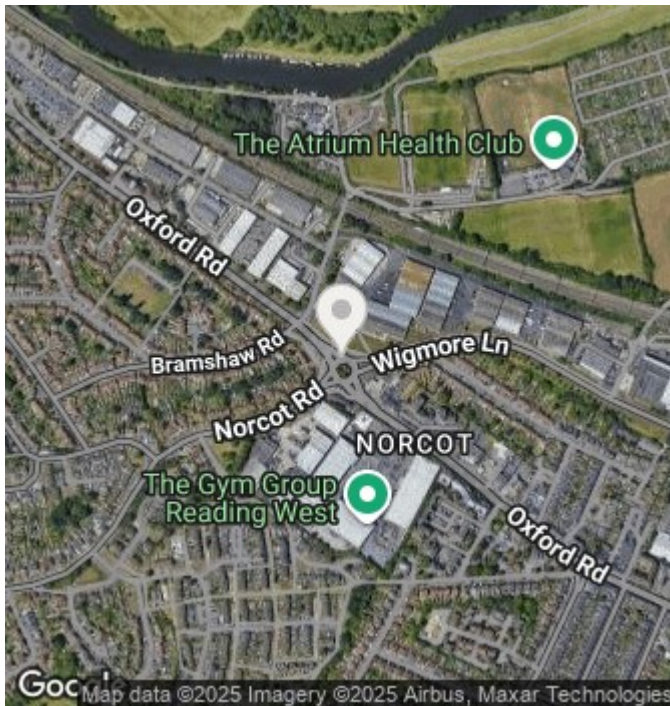




- For Sale by online Auction on 11th November
- Detached Grade II listed Gothic Revival villa
- Planning consent for 6 apartments
- Town centre address within walking distance of mainline & Reading West stations
- 3 storey building with Cellar
- Gated driveway parking via Trinity Place



Council tax band A
Council- RBC





Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles accessed via Trinity Place.

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"

The property is grade II listed

The property is located in a conservation area.

Planning consent was granted in August 2023 for the conversion from 4 apartments to 6 apartments. For further information please refer to the Reading Borough Council planning portal, planning application number 220486

Auction Conditions

For Sale Via Haslams Online Auction powered by Bamboo Proptech.

Auction end date and time: 11th November 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

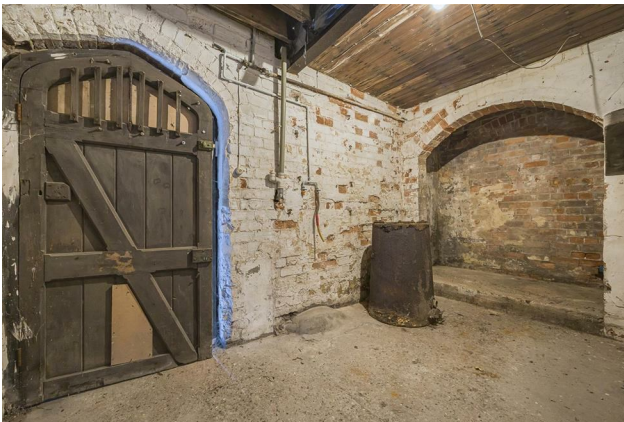
Stage 4) You are ready to bid - Good Luck!

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.



Approximate Gross Internal Area 5652 sq ft - 525 sq m

Cellar Area 1209 sq ft – 112 sq m

Ground Floor Area 1755 sq ft – 163 sq m

First Floor Area 1773 sq ft – 165 sq m

Second Floor Area 915 sq ft – 85 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.



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		
	1	15
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.