



For Sale by Auction on the 8th April 2026, 12 pm – Substantial Townhouse with Former 6-Bed HMO Use

This imposing three-storey townhouse presents an excellent investment opportunity, ideally located east of Reading town centre in the popular Newtown area overlooking Palmer Park. Offering easy access too Reading town centre, public transport links and local shops.

Previously operated as a 6-bedroom 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.

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



- Auction sale on the 8th April 2026, 12 pm
- Investment opportunity
- HMO history
- Newtown area
- 6 Potential bedrooms
- In need of complete renovation





Council tax band C

Council- RBC

Additional information:

Parking

There is no parking available at the property

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"

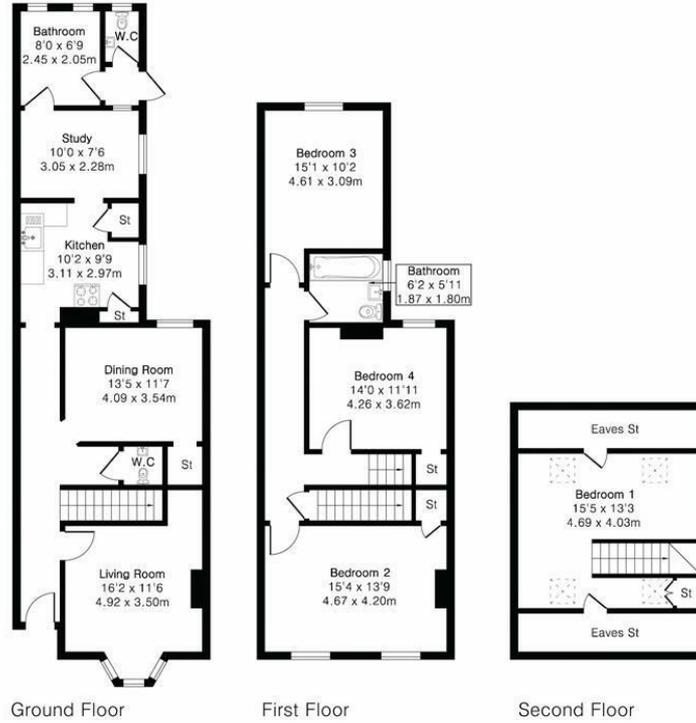
Floorplan

Approximate Gross Internal Area 1509 sq ft - 141 sq m

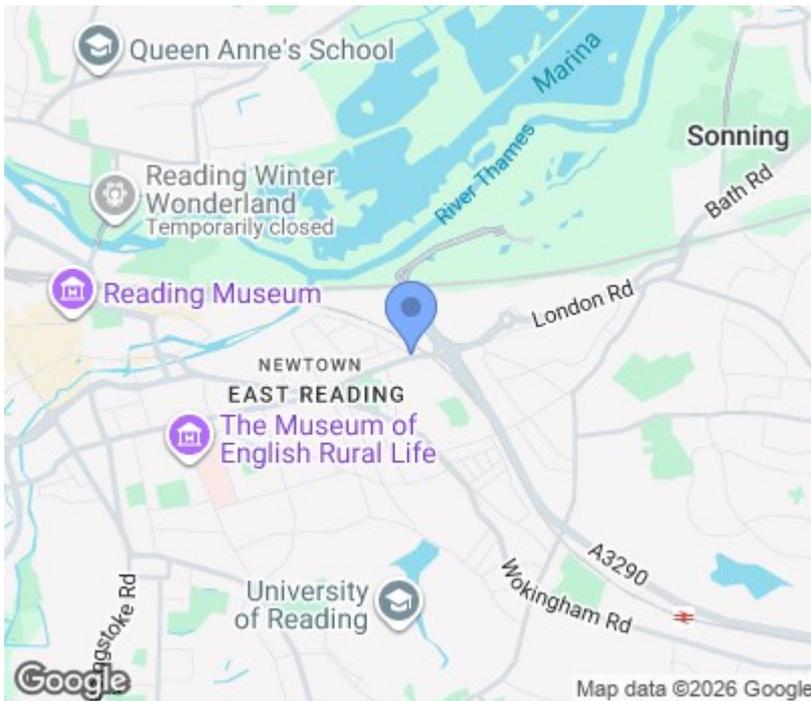
Ground Floor Area 695 sq ft – 65 sq m

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.



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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.