

Christchurch Road

£440,000

HASLAMS
Sales

, RG2 7AB



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SOLD BY AUCTION

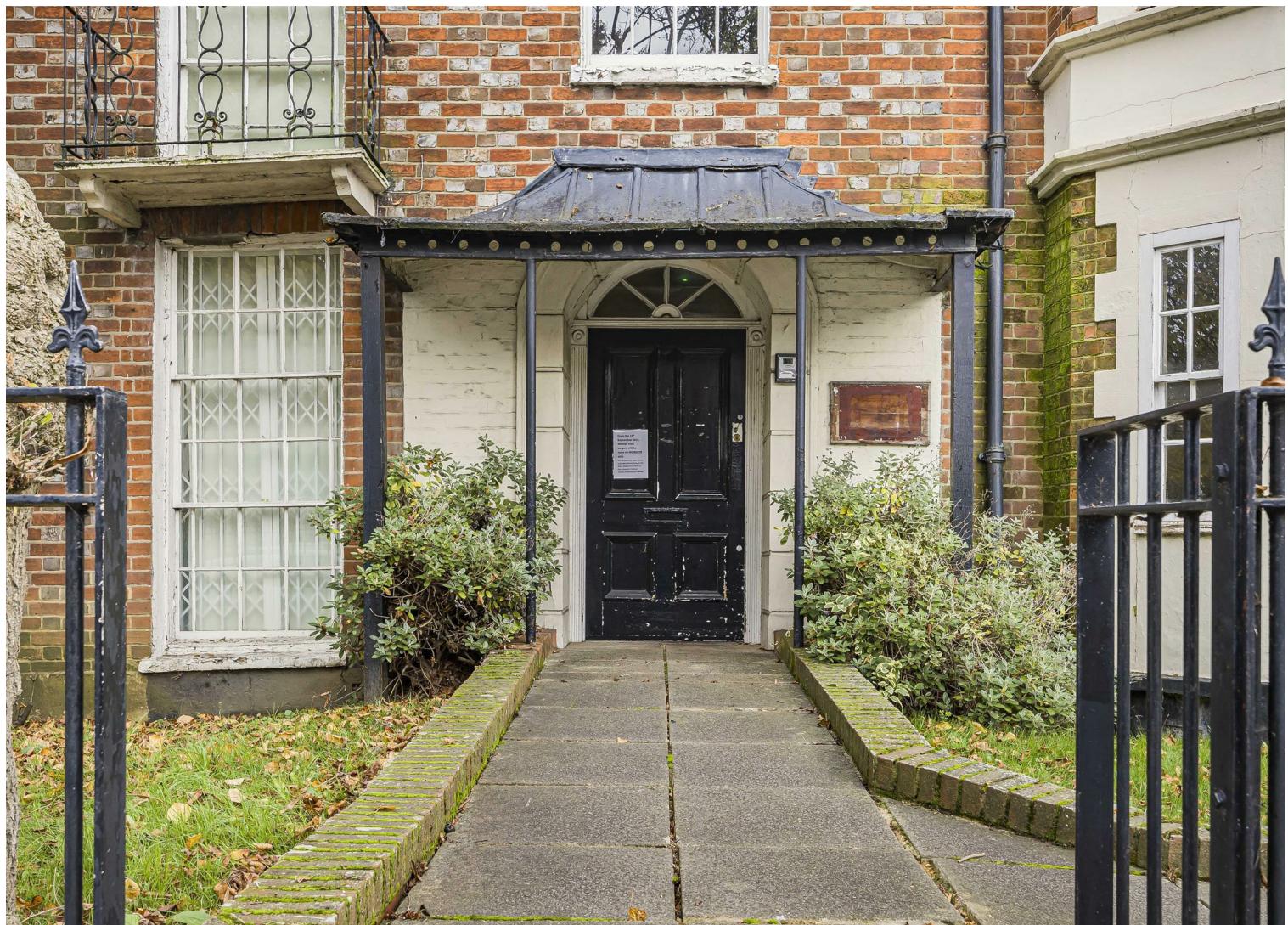
A detached period property located in a conservation area within the favoured University area of Reading and within convenient reach of the town centre. The grade II listed building is currently used as a Dr's surgery and offers the potential for a variety of uses, subject to planning. The property comprises of 11 rooms which are a mix of treatment rooms, with external access at the rear of the building to the lower ground floor.

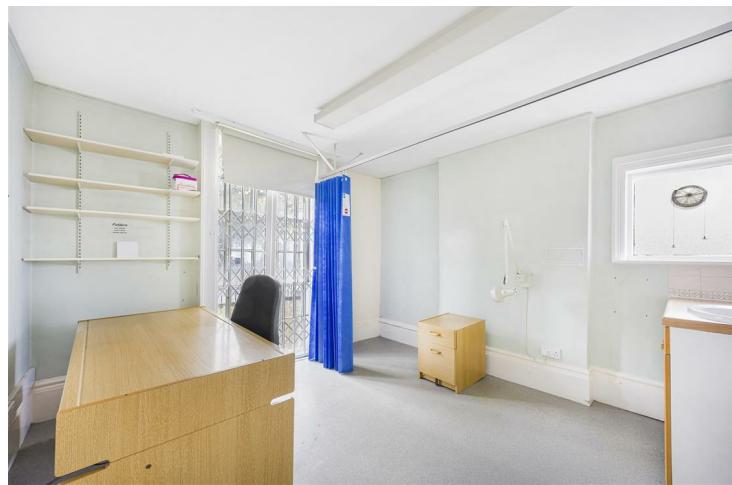
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- ## SOLD BY AUCTION ##
- Investment and or Redevelopment opportunity, subject to planning
- Currently used as Dr's surgery
- Parking to rear for multiple vehicles
- Walking distance to University campus & Royal Berks
- Vacant possession; No onward chain





Council tax band

Council- RBC

Additional information:

Parking

The property has driveway parking for multiple vehicles accessed via Highgrove Street.

Part B

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"

Part C

The property is grade II listed.

The property is located in a conservation area.

There is a Tree Preservation Order on the tree in the front garden.

Floorplan

Approximate Gross Internal Area 3194 sq ft - 297 sq m

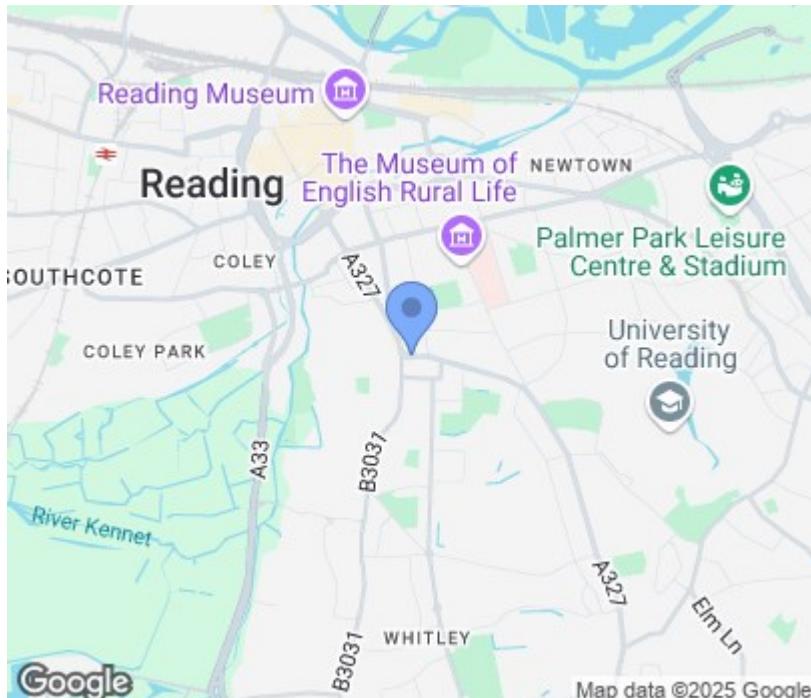
Basement Area 760 sq ft - 71 sq m

Ground Floor Area 1217 sq ft - 113 sq m

First Floor Area 1217 sq ft - 113 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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 | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (11-20) 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.