



To be sold by public auction at 12:00 PM on Tuesday, 7th October 2025. This unique opportunity comprises a semi-detached property that has been divided into a pair of self-contained maisonettes with a certificate of lawful use. The property offers strong potential for investment, reconfiguration, or redevelopment (subject to obtaining necessary consents). Offering a generous plot with ample off-road parking for multiple vehicles and a westerly-facing rear garden, the property offers flexibility for those looking to enhance or reconfigure the current accommodation to add further value. Situated in the ever-popular South Reading area, the property is well-positioned for a variety of local amenities, including schools, retail parks, and regular public transport links into Reading town centre and beyond. Excellent road connections via the A33 and M4 make this a convenient location for commuters.

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

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- Sale by traditional auction
- Popular South Reading location
- Investment opportunity
- Further development potential
- Off road parking for several vehicles
- Westerly facing garden





Council tax band B

Council- RBC

Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles

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

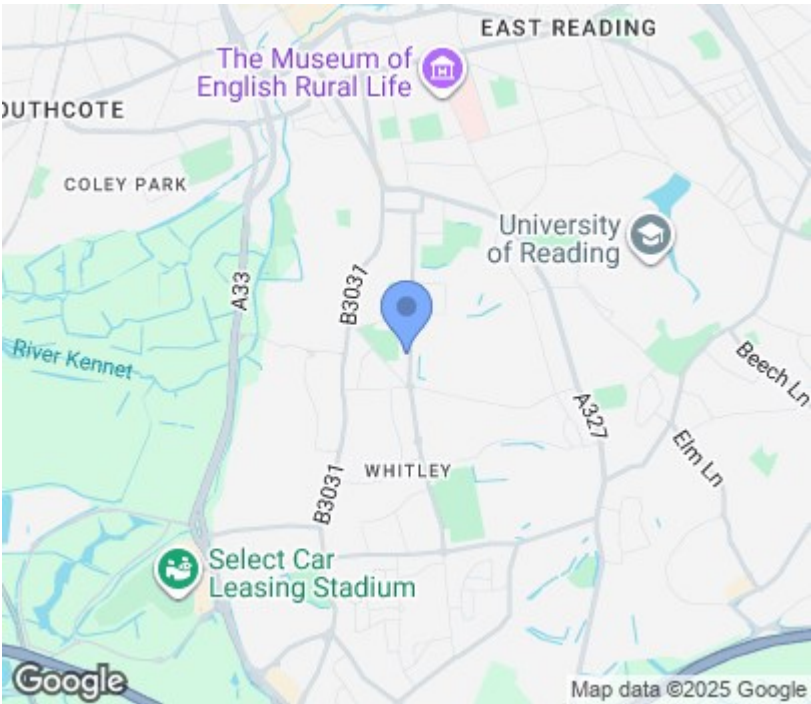
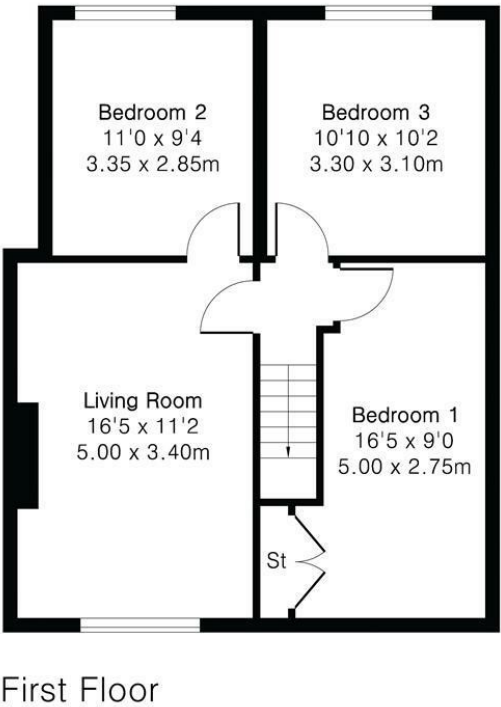
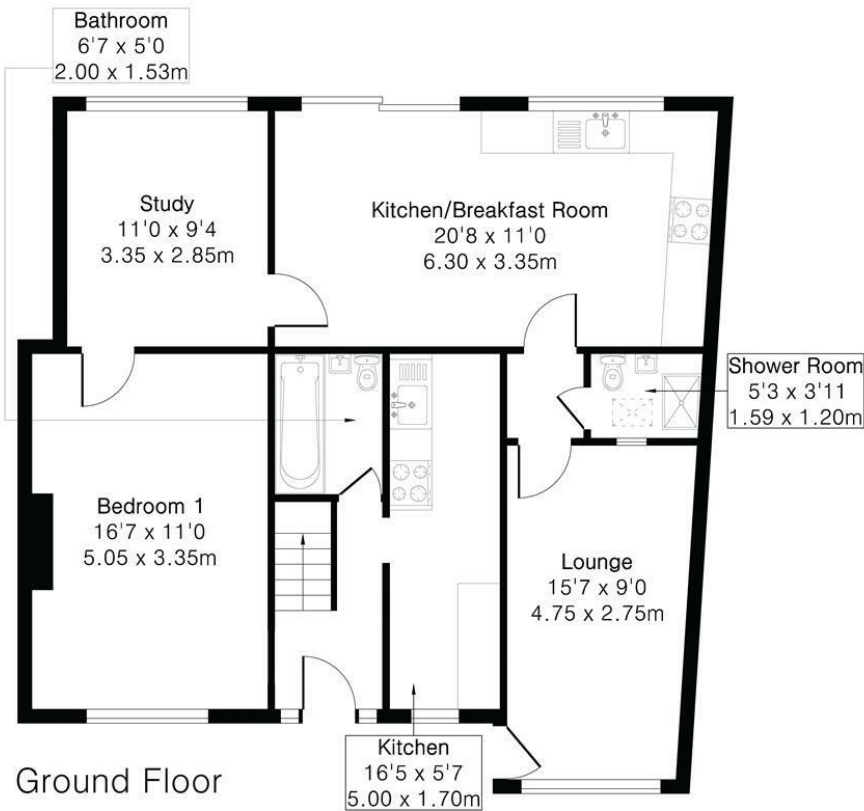
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

Approximate Gross Internal Area 1465 sq ft - 136 sq m

Ground Floor Area 875 sq ft – 81 sq m

First Floor Area 590 sq ft – 55 sq m



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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	74	74
(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.