



2



1



2



TBC

To be sold via auction on Thursday 5th November.

A mature semi-detached home occupying a desirable position on the edge of this sought-after Thameside village, within walking distance of Sonning C of E Primary School and the village amenities.

The property requires comprehensive refurbishment and upgrading throughout, offering an excellent opportunity for buyers looking to create a home to their own specification. There is also potential for enlargement, subject to obtaining the necessary planning consents. The accommodation currently comprises two bedrooms and a first-floor bathroom. On the ground floor are two separate reception rooms, both benefiting from fireplaces, together with a kitchen. The property also enjoys private gardens. The location is particularly convenient, with local village amenities within easy walking distance, shopping available at Woodley Precinct and mainline railway services at Twyford providing excellent connections to London and beyond. An appealing opportunity for refurbishment and improvement in a highly regarded Thameside village.

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



- AUCTION SALE THURSDAY 5TH NOVEMBER
- PRIOR AUCTION PURCHASE AVAILABLE
- 2 bedrooms, 2 separate reception rooms
- Opportunity to refurbish
- First floor bathroom
- Established gardens front & rear





Council tax band D

Council- WBC

Additional information:

Parking
There is on-street parking available.

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"

Garden

There is a lawned front garden with a conifer archway and pathway to the front door. There is an area of garden to the side of the house and to the rear the garden is lawned with a mature apple tree and a storage shed.

Auction Information

Auction end date and time: Thursday 5th 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.

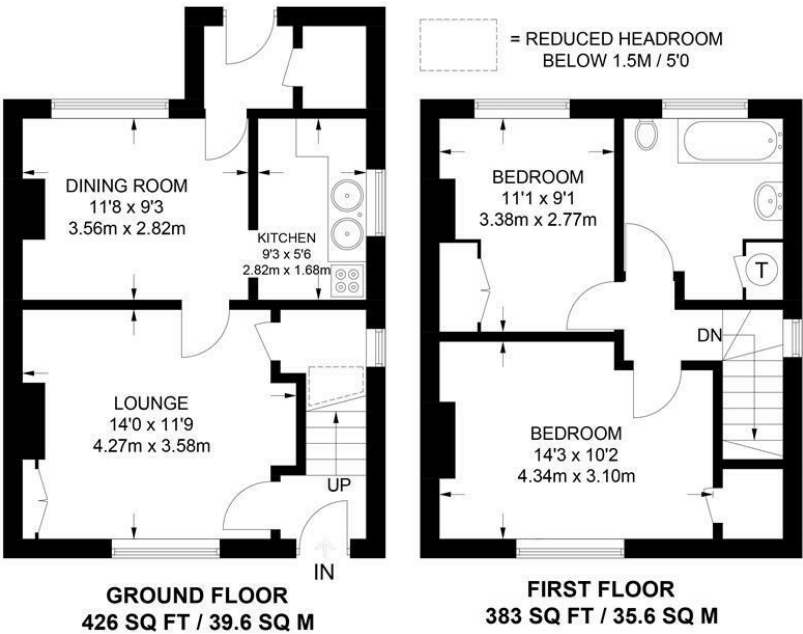
Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

For Sale Via Haslams Online Auction powered by Bamboo Proptech.

Sonning Local Information

Excellent transport links are provided via Junction 8/9 and 10 of the nearby M4 motorway, allowing easy access to Heathrow Airport (26 miles), as well as the popular nearby towns of Reading (3.5 miles), Henley (7 miles), Maidenhead (15 miles) and Windsor (20 miles), where shopping, leisure and recreational facilities are plentiful. Mainline Reading station is close by with fast trains to Paddington (from 27 minutes) and the Elizabeth Line with trains to Liverpool Street.

Floorplan



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

sales@haslams.net
0118 960 1000

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		
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.