

313 Basingstoke Road, Reading, Berkshire, RG2 0JA



POA £950,000 - Freehold

West & Central Reading

298 Oxford Road
Reading RG30 1AD

0118 958 3333

reading@sansome-george.com

Central Tilehurst & Calcot

84 School Road
Tilehurst RG31 5AW

0118 942 1500

tilehurst@sansome-george.com

West Tilehurst & Purley

1 The Parade, Knowsley Road
Tilehurst RG31 6FA

0118 942 0500

tilehurst@sansome-george.com

Lettings & Management

298 Oxford Road,
Reading RG30 1AD

0118 939 1999

lettings@sansome-george.com

313 Basingstoke Road, Reading, Berkshire, RG2 0JA

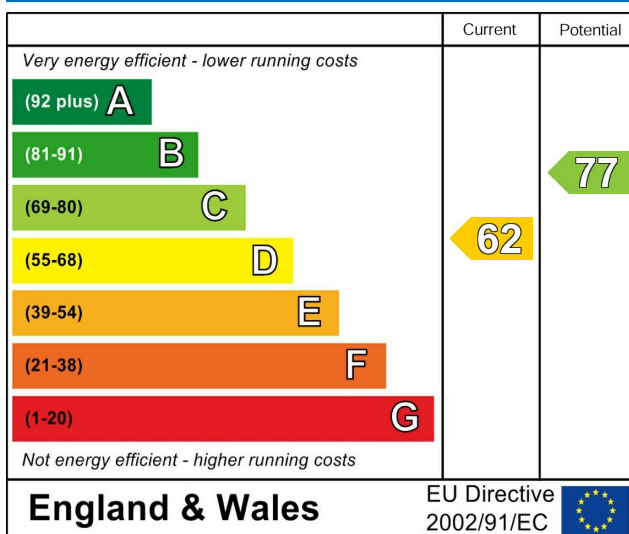
Known locally as the former 'Post Office' this detached property with large Garage / Outbuilding offers over 3300 sq ft (313 sq meters) of accommodation. Arranged over 3 floors, the property is currently arranged as 7 Bedrooms including a top floor 2 Bedroom Annex yet offers outstanding potential for re-development or re-configuration (subject to necessary consents). Having been previously used as a Nursery, this unique property could also be considered for use as a Guest House, Hospice, substantial HMO or be sub divided into individual Flats or Studios (again all subject to necessary consents). To the rear of the plot is a huge 'quadruple' detached Garage with adjoining Office / Workshop and Car Port approached via private driveway to the side of the property. There is also off street parking for several vehicles.

Ideally located on the A33 Basingstoke Road, the M4 motorway is a short commute by car plus regular Bus Services, local Shops and amenities to include Supermarkets and Retail Park are within minutes walk. The neighboring Wotton Grange area is also within 0.5 miles and is currently undergoing redevelopment. Reading's popular University Campus is approximately 15 minutes walk.

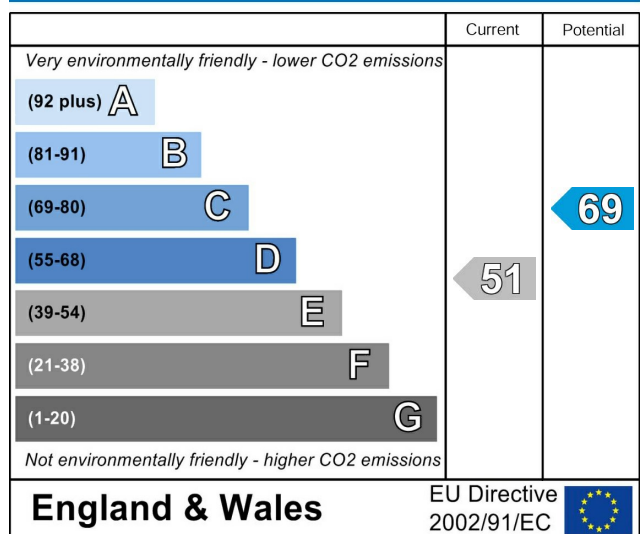
This property must be viewed to be truly understood and appreciated as something of such size and versatility is rare to the market. Please contact West & Central Reading Office on (0118) 958 3333 for more information or to arrange a viewing appointment.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Council Tax - Reading Borough Council, Band - E - £2,106.30 - (2017/18)

Floor Plan



Total area: approx. 313.1 sq. metres (3370.1 sq. feet)

PURCHASERS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified.

Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

