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Sulham Lane, Sulham, Reading

Offers in excess of £650,000

**BELVOIR!**





A very rare opportunity to acquire this single storey detached gabled lodge believed to date back to the 19th century occupying a total plot of approximately one third of an acre in a prime residential location.

This unique property is in need of complete refurbishment and offers immense potential for improvement and extension subject to the usual planning consents.

PLEASE BE ADVISED OF THE FOLLOWING :

THE PROPERTY HAS NO MAINS GAS, THE DRAINAGE IS CESSPIT AND A BOREHOLE PROVIDES THE WATER SUPPLY.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards







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REALESTATE

**Approximate total area<sup>(1)</sup>**

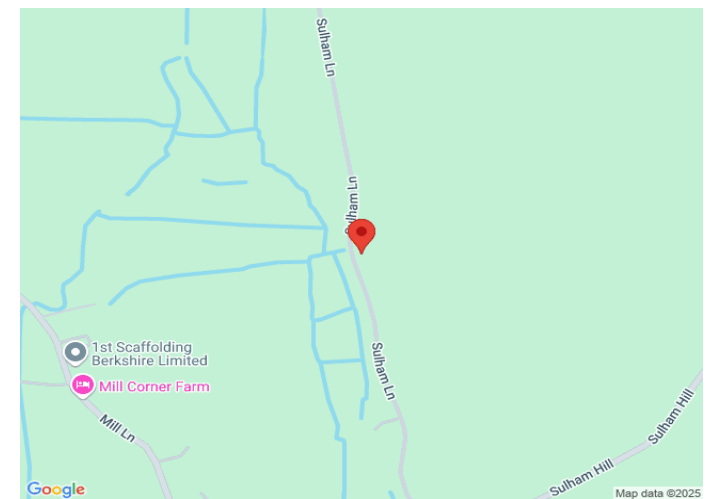
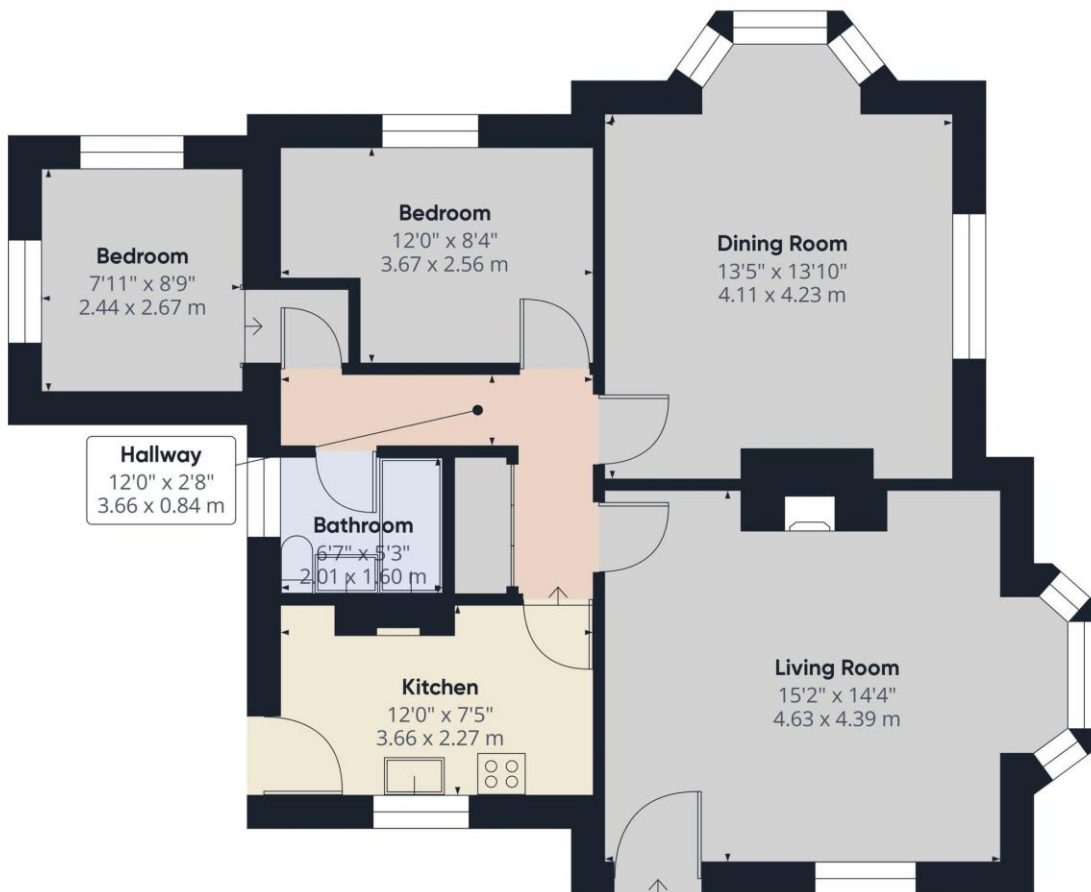
785.45 ft<sup>2</sup>  
72.97 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPM 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPM5 3C.

GIRAFFE360



Contact us today to arrange a viewing...

[www.belvoir.co.uk](http://www.belvoir.co.uk)

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