

## Waverley Road, Reading RG30 2PX



For owner occupation or investment. Three nearby properties have an HMO Licence.

Very close to Prospect Park. Convenient for Reading West railway station and the varied range of shops along Oxford Road. Also close to the Asda, Tilehurst superstore.

Requires improvement. House with annexe. Good sized garden.

**If occupied as a single house: 5 bedrooms, 2 bathrooms, 2 cloakrooms, 2 reception rooms, kitchen/breakfast room and utility room.**

**Alternatively if Let (HMO): 6 bedrooms, 3 bathrooms/shower rooms, cloakroom, communal living room, kitchen. Self-contained flat.**

**FOR SALE BY ONLINE AUCTION – 6<sup>th</sup> September 2023 (unless sold beforehand)**

**The Solicitors:** Kuits Solicitors, 3 St Mary's Parsonage, Manchester M3 2RD  
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Email: [melaniefrench@kuits.com](mailto:melaniefrench@kuits.com)

# 10 Waverley Road, Reading RG30 2PX

**DESCRIPTION / LOCATION:** A stylish semi-detached house believed to date from the early 20<sup>th</sup> century, featuring full height bay windows at ground floor and first floor level on the front elevation and the original stained glass front door with matching side panels. The property has most recently been Let with the main part of the house over 3 floors offering 5 bedrooms, kitchen, 2 bathrooms/shower rooms and cloakroom. There is also a separate ground floor flatlet comprising bedroom, sitting room, kitchen and shower room with WC. The floor plan shows the current layout of the accommodation which could be adapted to provide generous sized family accommodation.

There is the potential to extend (subject to planning permission and building regulations) and the requirement for improvement.

Close to the southern end of Waverley Road which virtually adjoins the historic Prospect Park but also close to other parkland including Kensington Park. There are many "local shops" with a greater selection along the Oxford Road. Reading Town Centre less than 2 miles.

The accommodation comprises:

## Second Floor

**Front Room (1)** Radiator

**Back Room (2)** Radiator

**Shower Room** Shower cubicle, wash hand basin, low level WC, radiator

**Landing** Access to roof space

## First Floor

**Bedroom (3)** Bay window, 2 radiators

**Middle Bedroom (4)** 12' x 11'8, double aspect, radiator

**Kitchen/** Single drainer stainless steel sink unit set in worktop with cupboard and drawers

**Breakfast Room (5)** below adjoining Candy oven and 4 ring electric hob, plumbing for washing machine, space for tumble dryer, range of wall mounted cupboards and Esprit Eco wall mounted gas fired boiler for central heating and domestic hot water.

**Bathroom** Panel enclosed bath with mixer taps and hand shower, vanity unit with inset wash basin, low level WC

**Cloakroom** Wash hand basin and low level WC

**Landing** Radiator

## Ground Floor

**Entrance Hall** Stained glass to front door and side panels and radiator, understairs cupboard housing electric meter and fusing. Second understairs cupboard

**Front Reception Room (6)** Double aspect, wide bay window, 2x radiators

**Flatlet/Annexe**  
**Hallway** Full height storage cupboard, electric fuses

**Bedroom** Double aspect, radiator

**Reception Room** 2 virtually full height windows, double radiator

**Kitchen** Single drain stainless steel sink unit with cupboards and drawers below, plumbing and space for washing machine, further work top with inset electric hob and oven below, extractor hood over the hob, radiator, tiled floor

**Shower Room** – shower cubicle, vanity unit with inset wash hand basin, low level WC, wall mounted Logic Combi gas fired boiler

**Gardens** The rear garden is mainly enclosed by panel fencing with a path and former lawn/borders on either side adjoining established gardens at the rear.

Front garden has a brick wall on the front boundary with low retaining brick walls on either side with a tiled pathway to the front door.

**Services:** Mains water, gas, electricity and drainage are available.

**Council Tax:** Band D

**EPC:** Band E. Certificate expiring 15 April 2029

**Local Authority:** The property is within the administration area of Reading Borough Council

**Planning:** There are no planning applications recorded against this property on the online portal.

**Tenure:** Freehold with vacant possession upon completion.

**Viewing:** By appointment with the Owner's Sole Agents and Auctioneers,  
**Martin & Pole, Wokingham, Tel: 0118 978 0777, Email: [wokingham@martinpole.co.uk](mailto:wokingham@martinpole.co.uk)**

**THE CONDITIONS OF SALE:** are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at [www.martinpole.co.uk](http://www.martinpole.co.uk). A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

\* **Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed, we will endeavour to advertise the new guide price at the earliest opportunity. A list of final guide prices will be published in the auction room immediately prior to the sale. This may be the first opportunity to publish changes.**

#### IMPORTANT NOTICES

##### Identification of the Buyer

To accord with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002:

No later than the date of the auction when the Memorandum of Agreement of the sale and purchase is to be signed, we are required to see and keep copies of documentary evidence of the Buyer's identity and address. If you intend to bid, please contact us for further information of the documents required to be produced (full details of which are also given in the Information Pack available for intending Buyers) or if you prefer to register beforehand.

##### Buyer's Fee

A charge of £500 (plus VAT), payable only by the successful Buyer, will be due to the Auctioneers, Martin & Pole, upon signature of the Memorandum of Agreement of the sale and purchase. An appropriate VAT receipted invoice will be issued immediately after the day of the auction sale.

##### Signing the Memorandum, Payment of the Deposit and Buyer's Fee

The Buyer(s) will be required to sign Memorandum of Agreement attached to these Particulars, to pay the Deposit and Buyer's Fee immediately after the fall of the hammer. Payment of the deposit will only be accepted if made by cheque or bankers draft drawn on the account of the named Buyer and drawn on a UK clearing bank.

##### Property Details

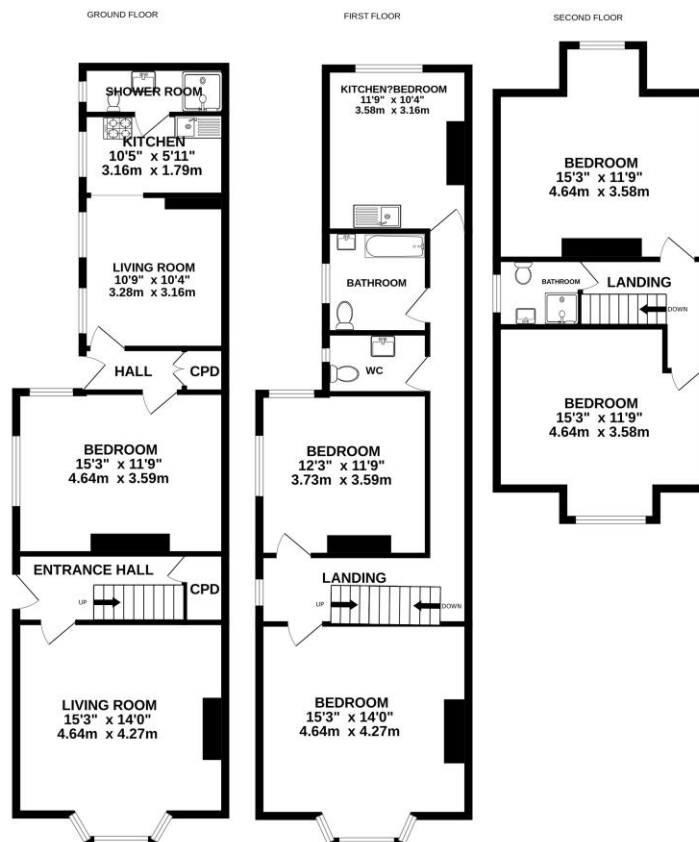
We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, or fittings (if any) referred to in the details.

We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

##### Stipulations

The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents.

The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and he has satisfied himself as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.



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### MEMORANDUM OF AGREEMENT

Date of Agreement: ..... day of .....2023

Buyer: .....

Address: .....

Postcode: .....

Buyer's Solicitor: ..... Contact:.....

Address: .....

Postcode: .....

**Purchase Price** £ .....

**Deposit** £ .....

**Balance** £ .....

The Seller will sell, and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.

Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.

Signed by or on behalf of:

**Buyer** .....

**Seller** .....

DCA Fo 36895 July 2023



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