

Reeves Way, Wokingham RG41 2PS



**Not habitable in current state – suffering from water damage.
A real project!! Cash buyers only.**

In a short cul de sac on the outskirts of town. Railway station and town centre within walking distance (about a mile) Also local shops and local employment.

**2 double bedrooms, 2 bathrooms, 2 reception rooms, kitchen, single attached garage
Small open plan front garden with parking for 1 or 2 cars. Small overgrown rear garden.**

Potential to extend.

200 yards to the Leslie Sears Playing Fields (at the end of the cul de sac)

FOR SALE BY PUBLIC AUCTION – Date to be advised (unless sold beforehand)

The Solicitors: Foot Ansty LLP, 2 Glass Wharf, Bristol BS2 0EL
Contact: Ollie Wilson Telephone: 0117 915 4909
Email: ollie.wilson@footanstey.com

23B Reeves Way, Wokingham RG41 2PS

DESCRIPTION / LOCATION: The property is situated in a desirable location in a cul de sac called Reeves Way. Wokingham Town Centre is just over 1 mile and the property is in a good catchment area for local schools. There is a bus service that passes nearby and it is a 10 minute walk approximately to Wokingham train station. Easy links to the M4, Bracknell and M3.

Without the water damage the house would have required full modernisation but now it is uninhabitable.

The accommodation comprises:

First Floor

Bedroom 1	13'8 x 9'4 with two eaves storage cupboards
Bedroom 2	11' x 9'4 with two eaves storage cupboards
Bathroom 1	
Landing	

Ground Floor

Entrance Hall	
Bathroom 2	
Lounge	20'10 x 10'10
Dining Room	13'6 x 10'1
Kitchen	10'4 x 9'4 door to lean to

Outside	Single attached garage 16' x 9' Lean to
Gardens	Small open plan front garden with parking for 1 or 2 cars. Small overgrown garden at the rear.

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

Council Tax: Band D

EPC: Band E

Broadband speed: Superfast – Highest available download speed 80 Mbps Highest available upload speed 20 Mbps.

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

Planning: There are no extant planning permissions for this property. Some other properties in the road have been extended.

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**

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. 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 £750 (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

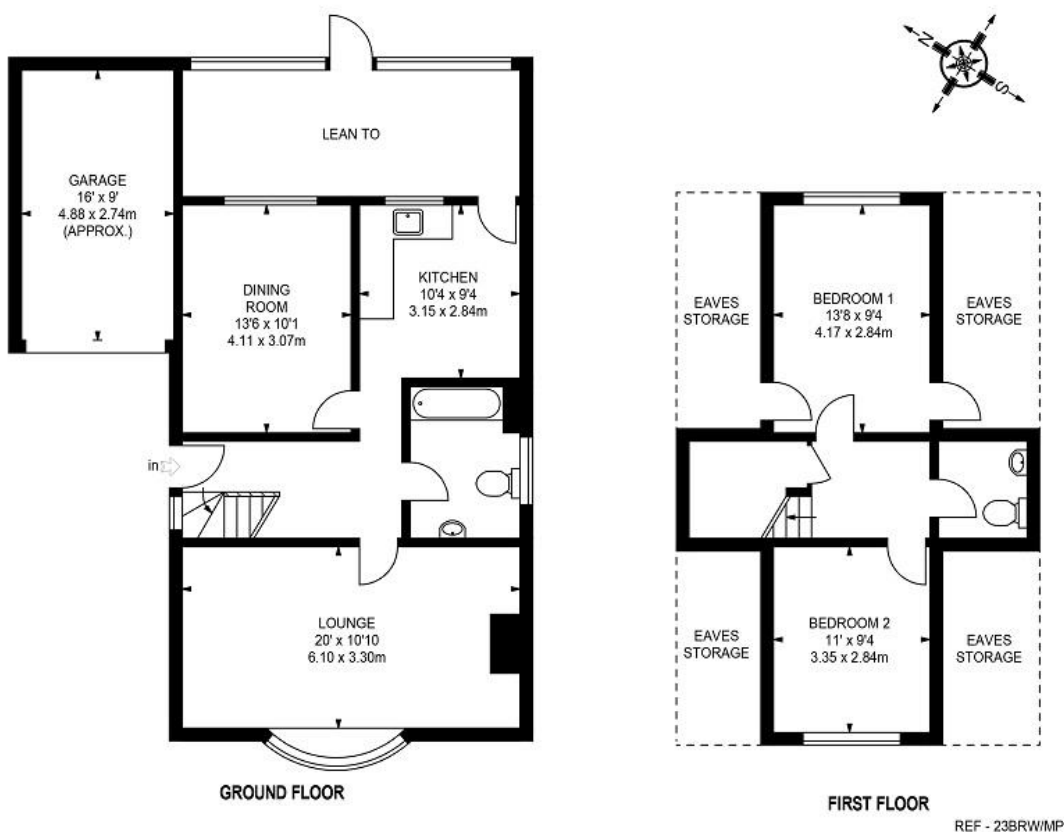
We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, or fittings (if any) referred to in the details.

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.



APPROX. GROSS INTERNAL FLOOR AREA 1256 SQ FT / 116.68 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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MEMORANDUM OF AGREEMENT

Date of Agreement: day of2024

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 36917 June 2024



0118 978 0777