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Martin & Pole
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

St Georges Road, Reading



**An HMO. Current income about £38,000 per annum.
6 bedrooms, 4 bathrooms including 3 bedrooms with en suite.
Potential to extend and for two parking spaces at the front**

**On the first floor: 3 bedrooms, 2 with en suite and landing
On the ground floor: 3 further bedrooms, 1 with en suite, utility area, shower room and kitchen. Electric heaters in each room. 3 (gas fired) radiators in communal areas.
Pedestrian access beside house to long rear garden.**

**Good setting close to Reading/Tilehurst border with employment areas very nearby.
Unrestricted parking in St Georges Road.**

FOR SALE BY ONLINE AUCTION – Friday 9th August 2024 (unless sold beforehand)

The Solicitors: Blandy & Blandy LLP, 33 Blagrove Street, Reading RG1 1PW
Contact: Manisha Bhula
Email: Manisha.bhula@blandy.co.uk

Tel: 0118 951 6814



Price Guide £450,000

35 St Georges Road, Reading RG30 2RG

DESCRIPTION / LOCATION: An end terrace house with brickwork elevations, rendered at first floor level beneath an interlocking tiled roof. There are 2 single storey extensions to the rear each with a flat roof. The property has been well maintained and there is the opportunity to create additional accommodation within the roof space, subject to the usual regulations.

St Georges Road is on the western outskirts of Reading, just off Oxford Road and close to the Portman Road and Loverock Road commercial areas. Good range of local shops. Close to the Tilehurst border and about one mile to Prospect Park

The accommodation comprises of:

On the First Floor

Room 6 13'6 x 8' at the front, access to roof space with **en suite shower room**
Room 5 12'4 x 8' in the middle
Room 4 14' x 14' at the rear and with **en suite shower room**
Landing

On the Ground Floor

Entrance Hall understairs cupboard with electric meters.
Room 1 14' x 10' max at the front newly furnished (June '24) and with **en suite shower room**
Room 2 12'6 x 7'9 in the middle
Room 3 9' x 8' at the rear
Shower Room 4
Utility Area with window, washing machine, fridge and freezer, leading to Shower Room 4
Kitchen 13' x 8' stainless steel sink unit, adjoining worktop with cupboards below. Further worktops with cupboards and drawers below and cupboards above. Electric cooker with extractor hood over. Fridge and freezer. Door to garden.

Outside Covered and gated pedestrian passage beside house. Potential for two off road parking spaces in front garden.

Gardens Small front garden with low brick retaining wall, pathway to front door, shingled area, footpath beside house. The rear garden is mainly lawn and fenced.

Services Mains water, gas, electricity and drainage are connected.

Council Tax Band C

EPC Band D66 with the potential for B85, floor area 94m²

Broadband Highest available download speed, Ultrafast 1000 mbps.
Highest available upload speed, Ultrafast 1000 mbps.

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

Tenure Freehold subject to the current occupiers.

HMO Licence The property has an HMO Licence. Licence reference number RBC-557991412227. Licence end date 30 July 2024. An application for a new licence has been submitted to Reading Borough Council. A licence is personal so cannot be assigned.

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.



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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 36935 June 2024



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