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**Martin & Pole**

inc. Watts & Son est. 1846

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

Chartered Surveyors & Estate Agents

## Tidmarsh Street, Reading RG30 1HX



**In need of repair, modernisation and suitable for extension.**

**On the western outskirts of Reading, close to the Portman Road Industrial Estate.**

**3 bedrooms (2 intercommunicating), landing, 2 reception rooms, kitchen, ground floor bathroom with WC.**

**Carport. 60ft approx. rear garden. Currently unrestricted street parking.**

**Ultrafast 1000 mbps download speed and 1000 mbps upload speed.**

**Energy Performance Certificate – Band G**

**FOR SALE BY ONLINE AUCTION – Date to be confirmed (unless sold beforehand)**

**The Solicitors:** Gard & Co, 4 Bretonside, Plymouth PL4 0BY  
Contact: Charlie Nicholls Boyce  
Email: [cnb@gardandco.com](mailto:cnb@gardandco.com)

Tel: 01752 968847



Price Guide **£220,000**

# 25 Tidmarsh Street, Reading RG30 1HX

**DESCRIPTION / LOCATION:** A quite imposing semi-detached house with mainly brickwork elevations relieved by a single storey bay window on the front elevation beneath a slate roof. Attached to one side of the property is a lean-to carport providing space for storage, extension subject to planning permission or off street parking. The house is in need of modernisation and improvement and has been priced to reflect the necessary expenditure. The 60ft approx. deep rear garden is also an important feature.

Situated about 1 mile to the west of Reading Town Centre, the house is convenient for local shops, schools, park land and Tilehurst railway station. The M4 at Junction 12 is available to the south.

## First Floor

<b>Bedroom 1</b>	12'2 x 10', front windows, 2 sash windows, cupboard over stairs
<b>Bedroom 2</b>	12'2 x 11', with sash window, access to roof space, cupboard over stairs, leading to
<b>Bedroom 3</b>	7'10 x 7'4 with sash window
<b>Landing</b>	

## Ground Floor

<b>Entrance Hall</b>	
<b>Front Reception Room</b>	12' x 8'9 with bay window, open fire place
<b>Dining Room</b>	12' x 11' with understairs cupboard with gas and electric meters, fireplace with inset gas fire
<b>Kitchen</b>	8'2 x 7'6 some dated units, door to garden
<b>Bathroom</b>	dated suite, Ascot water heater

## Outside

**Car Port** 25'9 x 6'9 with door at front, pitched roof, open to the rear

**Gardens** The property has a small attractive front garden with a low retaining brick wall with ironwork above and pedestrian access to front door. There are double pillars with drive leading to the off street parking/car port.  
The rear garden is about 60ft deep mainly lawn but somewhat overgrown and is enclosed by fencing and a brickwall at the end.

**Parking** Currently there are no restrictions in Tidmarsh Road or some adjoining roads.

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

**Council Tax:** Band D

**EPC:** Band G

**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.

**Broadband:** Ultrafast 1000 mbps download speed and 1000 mbps upload speed.

**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, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Proceeds of Crime Act 2002 as amended:

**For online auctions:** To register no less than 24 hours before the start of the auction on the AMS platform (accessed via our website) which requires proof of ID to accord with the above regulations. The registered bidder, if successful, is the Buyer. If it is intended there should be two or more parties or a company bidding, the regulations apply to all parties including company directors.

**For Public Auctions:** The same regulations apply, with registration no less than one hour before the start of the sale.

### Buyer's Fee

A charge of £900 (inc VAT), payable only by the successful Buyer, will be due to the Auctioneers Martin & Pole. An appropriate VAT receipted invoice will be issued.

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

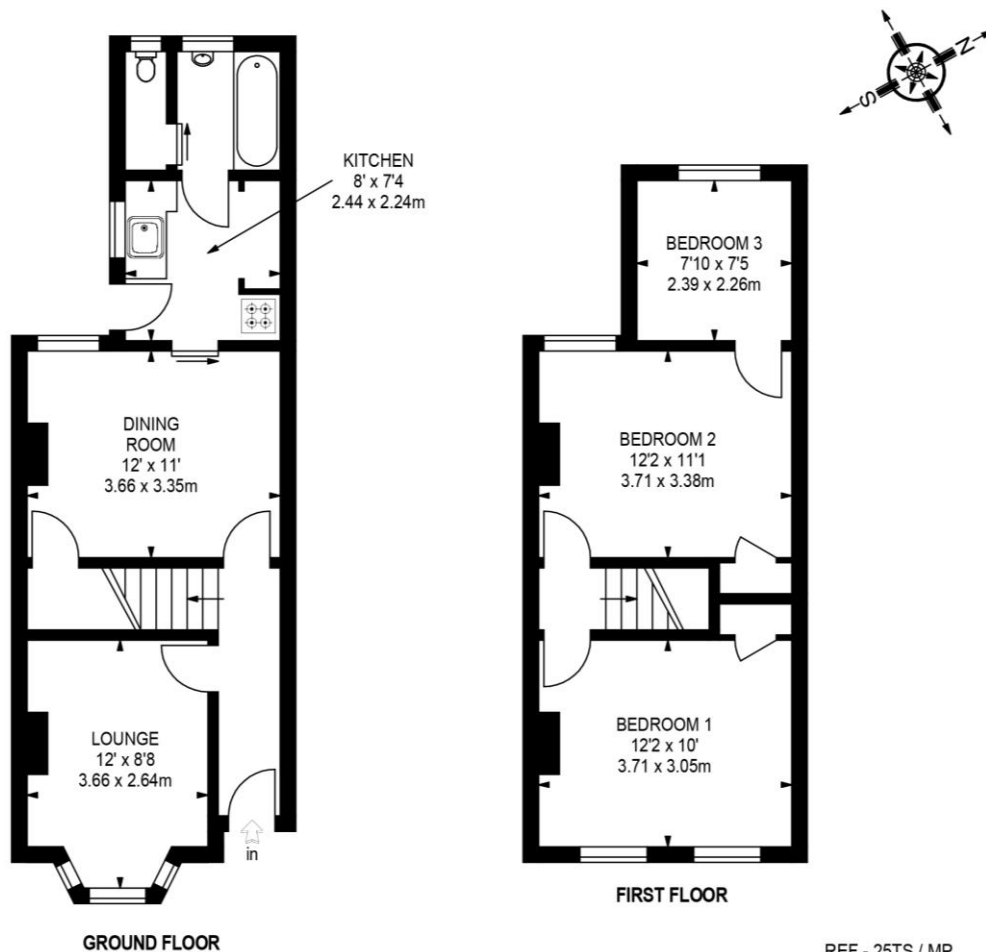
The Auctioneer is authorised to sign the Memorandum/Contract on behalf of the Buyer. The successful bidder at an online auction is liable to pay the deposit and the Buyer's Fee of £900 inc vat at the conclusion of the sale or for a sale by public auction, on the fall of the hammer. The deposit and Buyer's Fee should be paid directly into the allocated Martin and Pole Client B account.

### 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 they have satisfied themselves 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 762 SQ FT / 70.79 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 of .....2024

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 36925 August 2024



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