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Martin & Pole
inc. Watts & Son est. 1846

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

Chartered Surveyors & Estate Agents

62b Cockney Hill, Tilehurst, Reading RG30 4EU



Potential for home office with private entrance/annexe
Set well back from the road in gardens of about one third of an acre
Approached over a private driveway
South facing garden.

4 bedrooms, bathroom, cloakroom, living room, dining room, kitchen, utility room.
Single garage and further parking

Energy Performance Certificate – E51

Broadband Speed - Ultrafast 10000Mbps highest available download speed.
Ultrafast 10000Mbps highest available upload speed.

The Solicitors: PM Property Lawyers, PM House, 250 Shepcote Lane, Sheffield S9 1TP
Contact: Jordan Siddall
Email: teamsiddall@pmpl.co.uk Tel: 0114 350 3581



Price Guide £450,000

62b Cockney Hill, Tilehurst, Reading RG30 4EU

DESCRIPTION / LOCATION: A detached bungalow on the outskirts of Tilehurst, close to the Calcot Park Golf Club and Prospect Park. The A4 within about 1 mile provides access to the M4 (Junction 12) and Reading Town Centre. Good local shops and schools for all age groups.

The property has been extended and was originally marketed at £650,000 and the revised guide price reflects the Seller's wish to encourage a sale on an unconditional basis. The driveway, which serves 1 other property, adds further 0.166 acres to the Title, about ½ acre in total.

The accommodation comprises:

Bedroom 1: 14'11 x 9'8
Bedroom 2: 10'10 x 10'8 – wash basin, built in single cupboard/wardrobe
Bedroom 3: 10'1 x 8'6 – built in double wardrobe
Bedroom 4: 9'3 x 8'2 – built in single cupboard/wardrobe
Bathroom: with shower cubicle, wash hand basin, low level WC
Cloakroom: with wash hand basin and WC
Secondary Entrance:
Front Door:
Living Room: 18'9 x 12'3 double aspect, open fireplace, patio doors to garden – alarm system
Dining Hall: 9'8 x 9'6
Kitchen: 10' x 8'7
Utility Room: 7'3 x 8'9 – Trianco floor standing boiler.

Outside:

Garage: Single semi-detached.

The Plot: The gardens immediately surrounding the property, including the garage and shed, extend to about 0.331 acres with the driveway a further 0.166 acres thereby extending in total to ½ acre. The site is part sloping with the width, broadly speaking, across the frontage about 115 ft which may allow the opportunity for development, subject to planning. The photographs will confirm this is a delightful garden and has provided a lovely setting to this property.

Services: Mains water, electricity and drainage are connected.

Council Tax: Band F

EPC: E51

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

Tenure: Freehold

Broadband: Ultrafast 10000Mbps highest available download speed. Ultrafast 10000Mbps highest available 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

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, 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 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.



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e@martinpole.co.uk

www.martinpole.co.uk

MEMORANDUM OF AGREEMENT

Date of Agreement: day of2025

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 36969 June 2025



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