



St. Johns Street, Reading, Berkshire, RG1 4EH

Guide Price £250,000 *Freehold*

A Two Bedroom Victorian Terrace Home in the Eldon Road Conservation Area

For Sale By Modern Method of Auction and offered to the market with no onward chain. A versatile Victorian terrace home, arranged over 4 floors and located within easy reach of Reading town centre's shops, Reading station, and the Royal Berkshire Hospital.

The lower ground floor offers a well-appointed fitted kitchen and there is a dining room and living room on the ground with access to a private rear garden.

Upstairs, the first floor comprises the master bedroom and a bathroom with separate WC. The second floor provides a further bedroom with built-in storage, large enough to accommodate two single beds.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

KEY FEATURES

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Two Bedroom Victorian House
- Two Reception Rooms
- Eldon Square Conservation Area
- Lower Ground Floor Kitchen

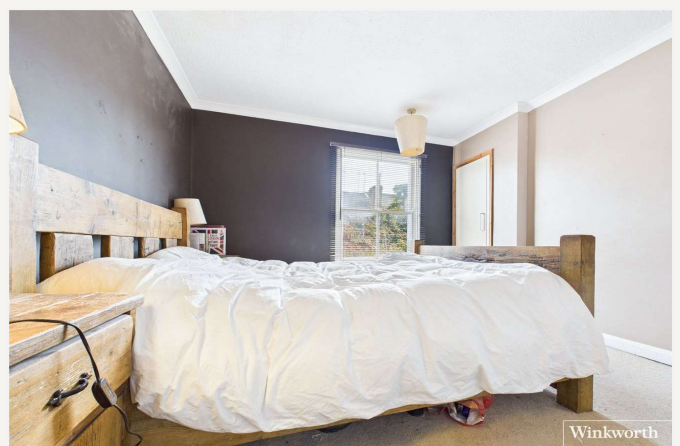
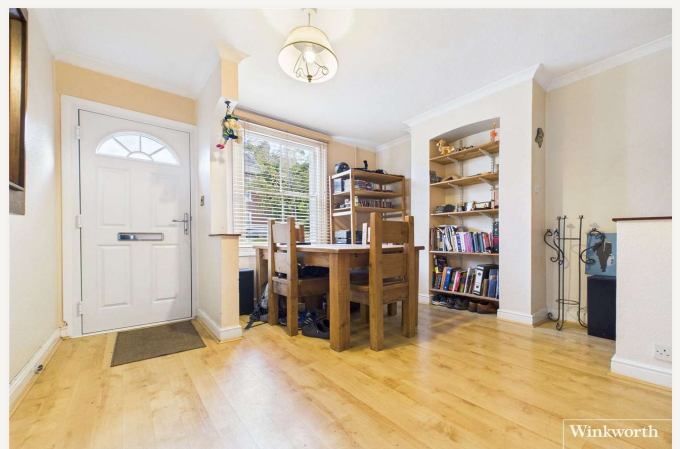


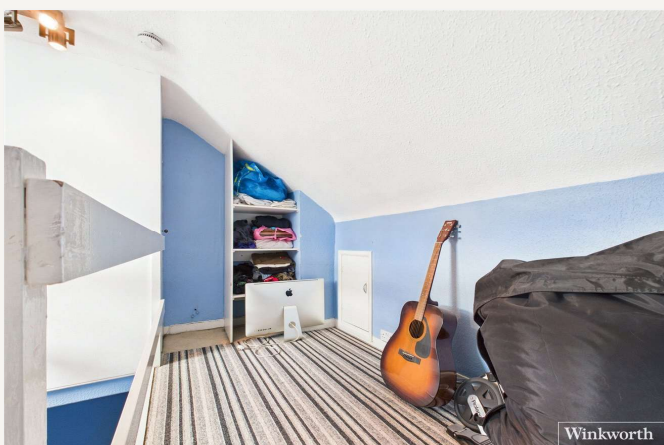
Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...





MATERIAL INFO

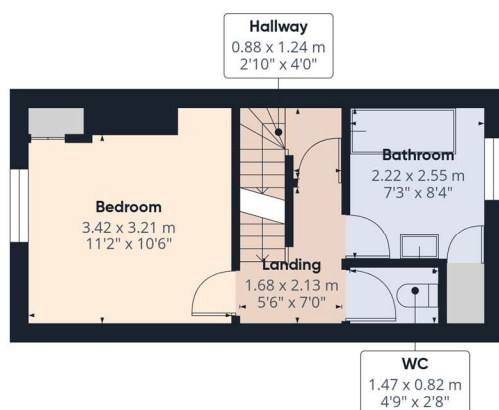
Tenure: Freehold
Council Tax Band: C
EPC rating: D



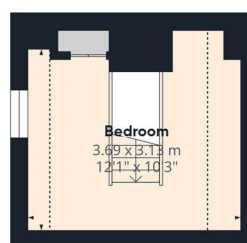
Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

67.9 m²

731 ft²

Reduced headroom

3.3 m²

36 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA260655>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.