



Lea Close, Reading, Berkshire, RG30 3NB

Guide Price £315,000 *Freehold*

A Three Bedroom Semi-Detached Home Being Sold by Modern Method of Auction

For Sale By Modern Method of Auction and offered to the market with no onward chain is this three bedroom semi-detached home. Set within a quiet cul-de-sac with easy access to the centre of Reading and the M4 motorway the property is conveniently located close to a great range of local amenities and transport links.

Ground floor accommodation comprises a lounge and fitted kitchen/dining room that overlooks the rear garden. On the first floor there are three bedrooms and a shower room. The master bedrooms looks out over playing fields and the Holy brook and River Kennet beyond. There is a private rear garden with a shed and driveway parking to the front. This property presents an excellent opportunity for buyers looking to personalise their home and create a bespoke living space. With scope to extend, subject to the usual planning permissions, it offers the potential to develop into a wonderful family home in a peaceful setting with convenient access to Reading and surrounding areas.

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
- Three bedroom semi-detached home
- Huge potential to personalise and create a wonderful family home
- Lounge and Kitchen/Diner
- Three First Floor Bedrooms
- Shower Room
- Private Garden and Driveway Parking
- Japanese Knotweed treatment plan in place
- No Onward Chain

Reading

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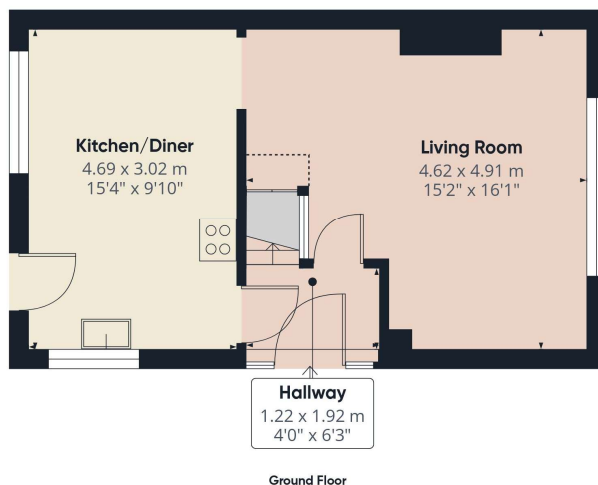
for every step...



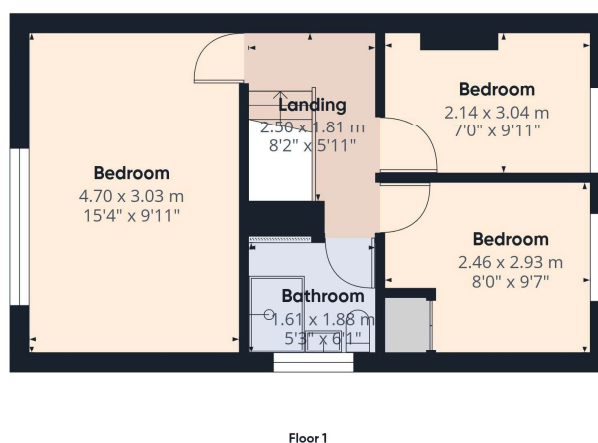


MATERIAL INFO

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

Approximate total area^m71.4 m²
769 ft²

Reduced headroom

0.4 m²
4 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		
69-80	C		
55-68	D	66 D	74 C
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA260687>

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.

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