



Crescent Road, Reading, Berkshire, RG1 5SP

£265,000 *Freehold*

2 1 2

For Sale by Modern Method Auction.

This mid-terrace home is situated in a highly sought-after location with convenient access to Reading town centre, Reading University, the Royal Berkshire Hospital, major motorway links, and local business parks. The property offers a porch, lounge, kitchen and breakfast room, shower room, and conservatory on the ground floor, with two double bedrooms and an en suite bathroom on the first floor. While the home requires refurbishment due to a previous leak in the downstairs bathroom—which has been repaired—it would benefit from a new bathroom suite and some plastering work. Despite this, it presents excellent potential for improvement and personalisation. Additional features include driveway parking, double glazing, gas central heating, an enclosed rear garden, and a modern garden room at the end of the garden, added just a year ago.

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

- Mid-terrace home in a highly sought-after location near Reading town centre.
- Easy access to Reading University, Royal Berkshire Hospital, motorway links, and business parks.
- Ground floor with porch, lounge, kitchen/breakfast room, shower room, and conservatory.
- Two double bedrooms on the first floor, including one with en suite bathroom.
- In need of refurbishment following a repaired leak in the downstairs bathroom.
- Ideal opportunity for buyers seeking a project with great potential.
- Driveway parking, gas central heating, and double glazing
- Enclosed rear garden with a modern garden room added just a year ago.
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction

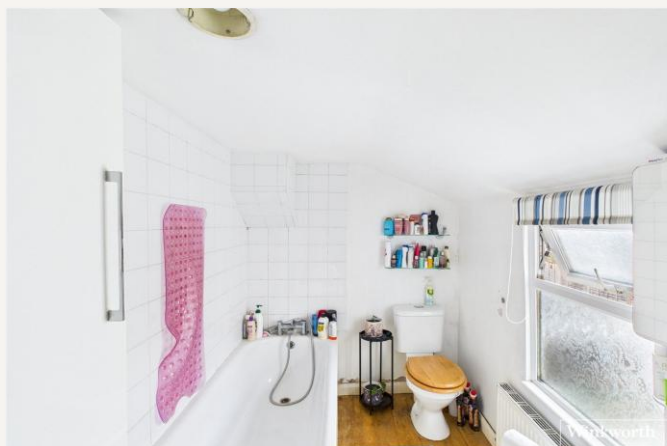
Reading

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MATERIAL INFO

Tenure: Freehold

Council Tax Band: C

EPC rating: To be confirmed



Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
76.1 m²
820 ft²

(1) Excluding balconies and terraces

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

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<https://www.winkworth.co.uk/sale/property/REA250946>

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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