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Martin & Pole

Established 1846

ESTATE AGENTS

Residential & Commercial Estate Agents • Lettings Agents
Auctioneers • Planners • Management • Surveyors & Valuers

7 Wescott Road Wokingham



Wokingham Town Centre – A house of some character

**66ft approx rear garden with pedestrian access from the side
Suitable for improvement**

**2 Bedrooms, Shower Room with WC, 2 Reception Rooms, Kitchen,
rear Lobby, Toilet**

**FOR SALE BY PUBLIC AUCTION (unless previously sold)
on Thursday 19 April 2018 at 2:30 pm
at Sonning Golf Club Duffield Road Sonning Reading RG4 6GJ**

The Solicitors: CJ Giles & Co Evolution House 53-59 Peach Street Wokingham RG40 1XP
Telephone 0118 978 1017

PUBLIC AUCTION

Price Guide £275,000*

7 Wescott Road Wokingham RG40 2ER

DESCRIPTION/LOCATION: A late Victorian end-of-terrace house considered to form part of Wokingham Town Centre – just two minutes' walk from the shops. The house has been in the same family ownership for many years and will undoubtedly benefit from some expenditure following which it should become a really lovely cottage of great character and comfort. There is currently a lift which the buyer will probably wish to remove.

Wokingham Town Centre is undergoing regeneration, the end result of which is planned to include a wider range of shops, restaurants and cafes. Wescott School for children aged 4-7 is within 2-3 minutes' walk. There are other schools, including a secondary school, very close by. The A329M runs within about 1 mile and provides access to the M4 (J10) and the M3 to the south of Bracknell at Bagshot. Wokingham railway station is on the Reading to Waterloo line and Guildford/Gatwick line. The Gatwick service is one stop from Reading which currently offers fast services to London Paddington with the range of services shortly to extend to Crossrail. Alternatively those wishing to access the Crossrail service may drive to Twyford (about 6 miles) which will also provide direct Crossrail services.

ACCOMMODATION: The accommodation briefly comprises (all dimensions are approximate):

On the First Floor:

Bedroom 1: 12'6 x 11'3

Bedroom 2: 11'5 x 9'3 airing cupboard with wall mounted gas fired boiler

Shower Room: walk-in shower, wash basin and WC

Landing

On the Ground Floor:

Entrance Hall

Living Room: 12'3 x 11'3

Dining Room: 12'1 x 11'4

Kitchen: 8'7 x 6'5

Rear Lobby: with walk-in store room

Separate Toilet: with WC

Outside:

The Gardens: The rear garden has a depth of about 66ft and comprises paved area and flower beds.

SERVICES: All mains services are available.

EER: E46

COUNCIL TAX BAND: Band D

TENURE: Freehold with vacant possession upon completion of the purchase.

LOCAL AUTHORITY: Wokingham Borough Council, Shute End, Wokingham RG40 1BN. Telephone 0118 974 6000.

PLANNING: There are no planning applications registered against this property on the local authority planning portal – dating back to 1996.

VIEWING: We shall be pleased to show prospective purchasers around the property on the following occasions:

Sat 24 Mar 11.00am / Tues 03 Apr 10.00am / Fri 06 Apr 2.00pm / Mon 09 Apr 2.30pm / Wed 18 Apr 10.00am

NB We shall arrive at the times given above and leave 30 minutes later for another appointment. It is therefore appropriate for any interested parties to also arrive at the time specified.

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 Regulations 2003 and the Proceeds of Crime Act 2002:

No later than the date of the auction when the Memorandum of Agreement of the sale and purchase is to be signed we are required to see and keep copies of documentary evidence of the Buyer's identity and address. If you intend to bid please contact us for further information of the documents required to be produced (full details of which are also given in the Information Pack available for intending Buyers) or if you prefer to register beforehand.

Buyer's Fee

A charge of £500 (plus VAT), payable only by the successful Buyer, will be due to the Auctioneers, Martin & Pole, upon signature of the Memorandum of Agreement of the sale and purchase. An appropriate VAT receipted invoice will be issued immediately after the day of the auction sale

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

The Buyer(s) will be required to sign Memorandum of Agreement attached to these Particulars, to pay the Deposit and Buyer's Fee immediately after the fall of the hammer. Payment of the deposit will only be accepted if made by cheque or bankers draft drawn on the account of the named Buyer and drawn on a UK clearing bank.

Property Details

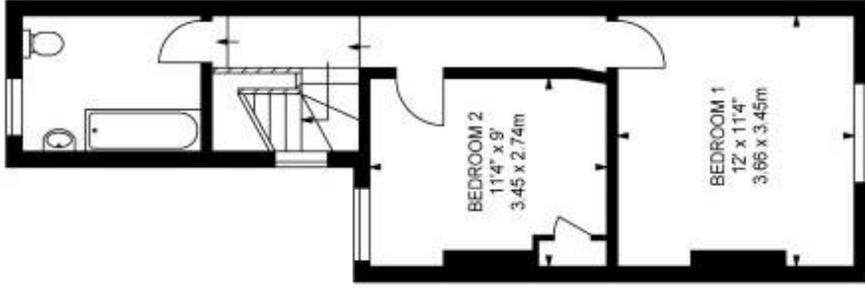
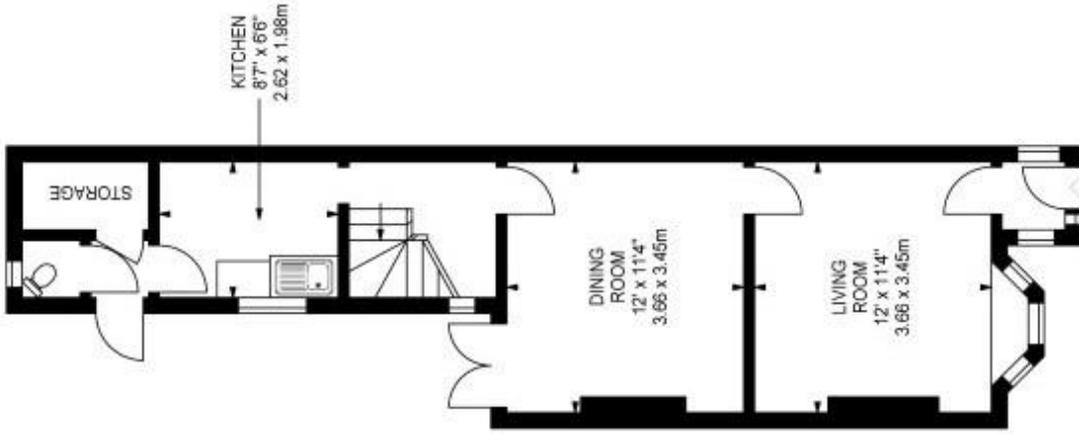
We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances or fittings (if any) referred to in the details.

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 he has satisfied himself as to the correctness of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Seller or the said Agents in relation to or in connection with the property.



APPROX. GROSS INTERNAL FLOOR AREA 827 SQ FT / 76.83 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 of2018

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 Fo16967 Apr 2018

