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Martin & Pole
inc. Watts & Son est. 1846

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

Chartered Surveyors & Estate Agents

1 Connaught Road, Reading RG30 2UD



Located just off the Oxford Road and forming part of a vibrant multi-cultural community with an exceptional range of local shops and restaurants.
Close to Prospect Park and Kensington Road recreational ground.
Short walk to Reading West railway station and Town Centre.

Of interest to investors.
In need of improvement and suitable for extension.

**2 bedrooms, bathroom, landing, two reception rooms and kitchen with conservatory.
50ft approx. rear garden. Resident parking and some restricted parking zones.**

There is a good demand for rented accommodation in this area.

Ultrafast 1800 mbps download speed and 1000 mbps upload speed
Energy Performance Certificate – 65 D

FOR SALE BY ONLINE AUCTION – Date TBC (unless sold beforehand)

The Solicitors: CP Law, 2 Anvil Court, 50 Denmark Street, Wokingham RG40 2BB
Contact: Emma Cox
Email: emmac@cplaw.co.uk Tel: 03452 413100



Price Guide **£220,000**

1 Connaught Road, Reading RG30 2UD

DESCRIPTION / LOCATION: A terraced house just off the Oxford Road on the western outskirts of Reading. Particularly well placed for the nearby Reading West railway Station just 0.3 miles or a 6-minute stroll, also very good bus services in place into the town centre and railway station. The river Thames path can be accessed easily for some lovely walks.

The house has been in the same family for many years and is now in need of expenditure to achieve modern standards and expectations. Originally an end terrace houses the adjoining similar house has been extended including into the roof space.

Connaught Road is a very popular place to live, with a good range of shops in Oxford Road including Waitrose, Tesco, Lidl and a little further is Reading Town Centre. The A329 and the A417 provide alternative scenic routes to Oxford.

First Floor

Bedroom 1	12'1 x 10'5 (3.68m x 3.05m)
Bedroom 2	12'1 x 10'5 (3.68m x 3.17m)
Bathroom	approached from Bedroom 2.
Landing	

Ground Floor

Lounge	12'5 x 11'7 (3.78m x 3.53m)
Dining Room	12' x 10'3 (3.66m x 3.12m)
Kitchen	11'1 x 7' (3.38m x 2.13m)
Breakfast Room	9'9 x 7' (2.97m x 2.13m)

Gardens Front garden with low retaining brick wall, path and paving. The rear garden is about 50ft deep. It is partly cleared and with well defined boundaries, often fencing on brickwork.

Services: Mains water, gas, electricity and drainage are connected.

Council Tax: Band C

EPC: 65 D

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

Tenure: Freehold

Broadband: Ultrafast 1800 mbps download speed and 1000 mbps 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

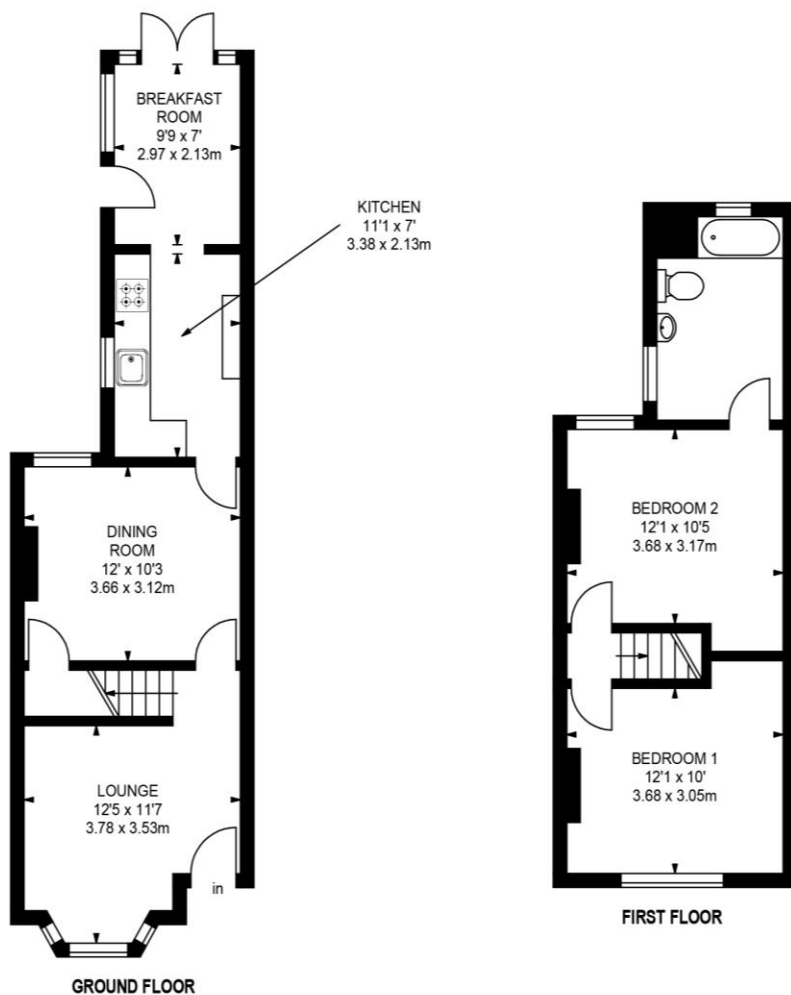
The Auctioneer is authorised to sign the Memorandum/Contract on behalf of the Buyer. The successful bidder at an online auction is liable to pay the deposit and the Buyer's Fee of £900 inc vat at the conclusion of the sale or for a sale by public auction, on the fall of the hammer. The deposit and Buyer's 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.



REF - MP / 1CR



APPROX. GROSS INTERNAL FLOOR AREA 810 SQ FT / 75.25 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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T: 0118 926 4422
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.

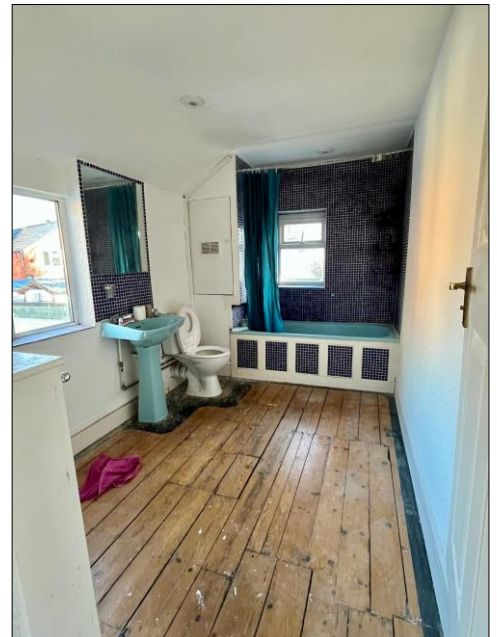
Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.

Signed by or on behalf of:

Buyer

Seller

DCA Fo 36957 January 2025



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