

Lot 18 By Order of A2 Dominion Enterprises

**3 Westcote Road,
Reading, Berkshire RG30 2DL
GUIDE PRICE: £240,000**



**SUBSTANTIAL DETACHED DWELLING ON
SPACIOUS PLOT IDEAL FOR DEVELOPMENT**

This derelict detached building that was constructed in the 1950s is set on a good size rectangular shape level plot, concealed from the road by a stock-brick built wall. The property is in need of complete updating and refurbishment and consists of 5 bedroom accommodation with double length garage and parking. The property occupies a site area of approximately 0.1455 acres and offers development opportunities subject to obtaining any necessary planning consent. An application for the demolition of the existing dwelling and erection of a block of 4 x 2 bedroom flats has recently lapsed on this site. The property is offered with the benefit of full vacant possession.

ACCOMMODATION

Hallway, kitchen, living room, bathroom, utility room, bedroom one, bedroom two, first floor landing, bedroom three, bedroom four, bedroom five, family bathroom, gardens.

TENURE Freehold

LOCAL AUTHORITY & TAX RATING

Reading Borough Council Tel:0118 939 0900
Council Tax Band:F

VENDORS SOLICITORS

Nick Pentecost, Rawlison Butler, Griffin House, 135 High Street, Crawley, West Sussex, RH10 1DQ Tel: 01293 527744

VIEWING TIMES

24/11 @ 12.30, 28/11 @ 12 noon 3/12 @ 12.30

JOINT AUCTIONEERS



Buntings, 24 Northfields Avenue,
Ealing W13 9RL

NOTE

Due to health and safety issues, children will not be permitted into this property

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN