

Lot 22

By Order of A2 Dominion Housing

35 Coley Hill, Reading, Berkshire RG1 6AE

GUIDE PRICE: £295,000



ATTRACTIVE DOUBLE-FRONTED END OF TERRACE BUILDING WITH DEVELOPMENT POTENTIAL

This spacious double-fronted building situated within the Russell Street Conservation Area offers spacious accommodation over four floors and appears to have previously been used as hostel accommodation. The property is in need of a fair amount of updating and refurbishment and may be suitable for conversion into flats subject to obtaining any necessary planning consent. Alternatively it could be reinstated as a spacious family home. The property is sold with the benefit of vacant possession and has outstanding views to the rear over the town of Reading.

ACCOMMODATION

Basement comprising of hallway, utility room, kitchen, former playroom, former office, WC, Hall floor, entrance hall, room one 16'9" x 14'4", room two 13' x 9', shower room, WC, first floor landing, WC, bathroom, room three 15'1" x 11', room four 14'5" x 13'3", room five 11' x 8'5", second floor landing room six 15'9" x 15', room seven 14'5" x 13'2", room eight 10'9" x 8'5", outside potential parking to side and wedge-shaped rear garden

TENURE Freehold

LOCAL AUTHORITY & TAX RATING

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

VIEWING TIMES

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

VENDORS SOLICITORS

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

JOINT AUCTIONEERS



Buntings, 24 Northfields Avenue,
Ealing W13 9RL

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN