

## **Lot 18** By Order of A2 Dominion Enterprises

This Lot is available by traditional private treaty purchase

**3 Westcote Road, Reading,  
Berkshire RG30 2DL**

**GUIDE PRICE: £350,000**



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

This derelict detached bungalow 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 that is currently uninhabitable we understand consists of 5 bedroom accommodation and includes a 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**

We understand that the dwelling currently consists of 5 bedroom accommodation and has an overall internal gross floor area of approx 2395 sq ft including garage and garden room.

### **TENURE**

Freehold

### **LOCAL AUTHORITY & TAX RATING**

Reading Borough Council 0118 939 0900  
Council Tax Band: F

### **VIEWING TIMES**

By appointment through the Auctioneers

