

LOT
9

By order of the Executors

36 Hogarth Avenue, Reading, Berkshire RG30 4QW

Guide Price £195,000*

**THREE BEDROOM SEMI DETACHED DWELLING WITH GARAGE,
IN NEED OF COMPLETE UPDATING THROUGHOUT,**



The property is located in the Horncastle area of Reading off the A4 Bath Road. The area is well served by bus routes, schools and recreational facilities. The house is within a few miles of Junction 12 of the M4 that connects Central London to South Wales. The M25 London Orbital Motorway, providing access to the major airports at Heathrow and Gatwick and many other major routes, is also within easy reach. Rail services are available at Reading West Station, Tilehurst Station and Reading Green Park Station that are all within two miles. The main centre of Reading is also easily accessible and Prospect Park is within a short walk. The property is a three bedroom semi detached house with two reception rooms and a double length garage that is approached via its own driveway. The house is mainly double glazed throughout and has a large garden to the rear. The dwelling is however in a very poor state of repair and requires updating and modernisation throughout. It also has what we consider to be a self made basement that does not have full standing height and is accessed through a trap door under the stairs. There may be scope for further extension subject to obtaining any necessary consents that may be required. The dwelling is sold with full vacant possession and will be of interest to investment buyers and owner occupiers. PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSES AT 3pm THE DAY BEFORE THE AUCTION.



ACCOMMODATION

Porch, Hall, Front Reception Room, Rear Reception Room, Kitchen, Landing, Bedroom One, Bedroom Two, Bedroom Three, Shower Room, Double Garage, Gardens.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Reading
Council Tax Band D
EPC rating: C

VIEWING TIMES

Thursday 11th June @ 10.30 - 11am
Thursday 18th June @ 10.30 - 11am
OPEN SESSIONS - NO NEED TO CALL TO BOOK IN



STARTING BID	FINAL BID	NOTES	<input type="checkbox"/> SOLD	<input type="checkbox"/> UNSOLD	<input type="checkbox"/> SOLD PRIOR	<input type="checkbox"/> WITHDRAWN
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