

**SANSOME
& GEORGE**

sansomeandgeorge.co.uk



2 Blossom Lane, Theale, Reading, Berkshire, RG7 5BD

Auction Guide Price £450,000 Freehold

SANSOME & GEORGE - FOR SALE BY MODERN METHOD OF AUCTION ; Starting Bid £450,000 plus Reservation Fee.

Older style character 3 BEDROOM DETACHED home occupying an enviable position in Theale Village. This home requires modernisation and benefits from a Large rear garden and off road parking.

EPC EER - TBC

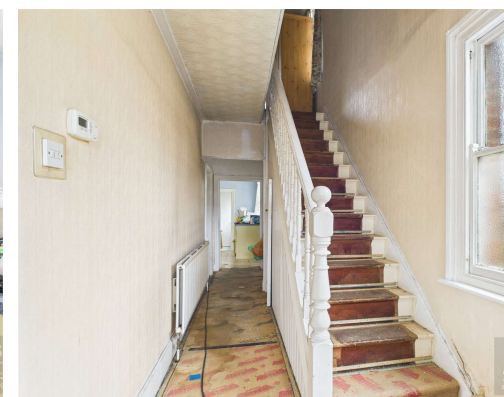
Council Tax Band Band D

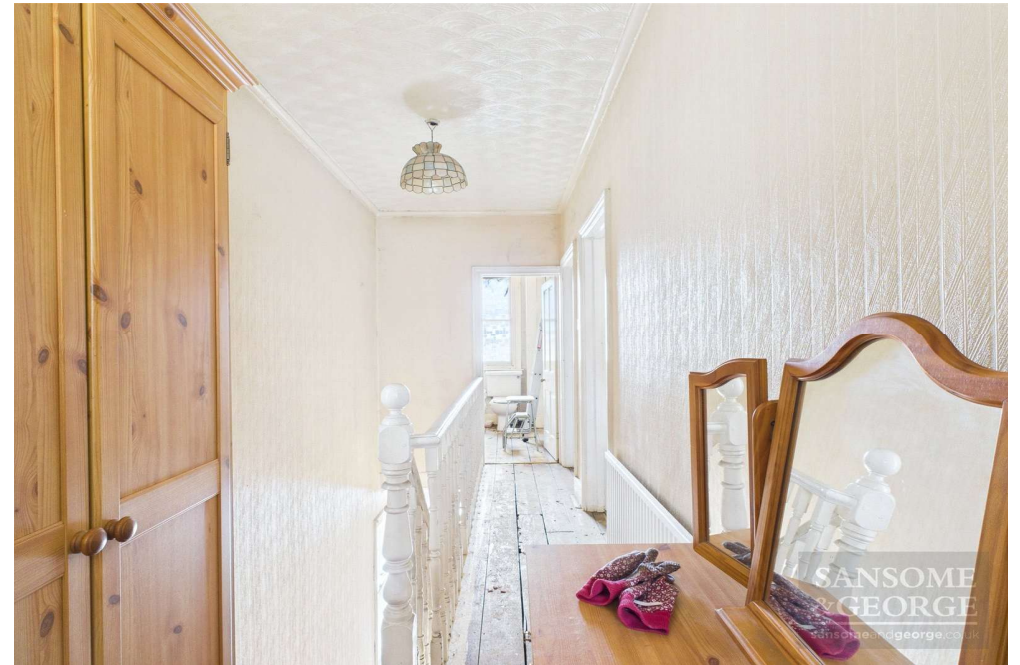
Council Tax Estimate £2,383

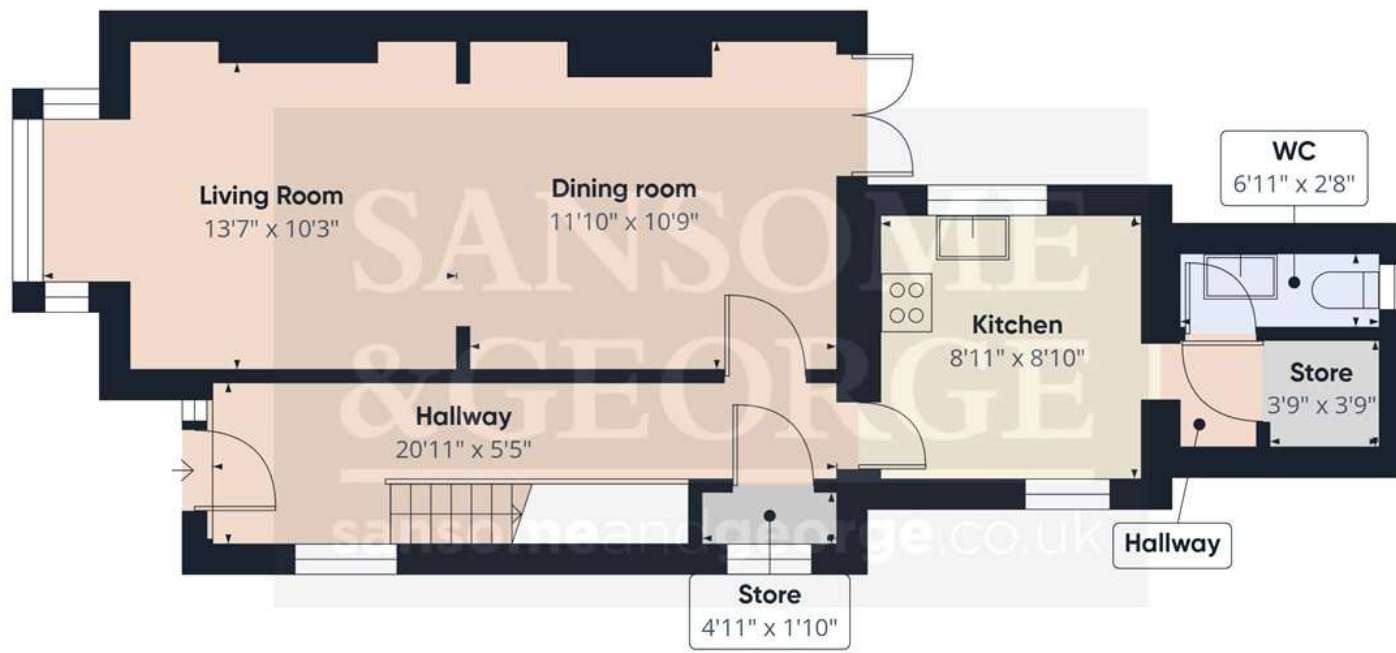
Local Authority West Berkshire

The above information may be subject to change during the transaction period. These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly. This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

- 3 Bedroom Detached home
- Requiring Modernisation
- Hall
- Living room
- Dining area
- Kitchen
- Downstairs W.C
- 3 Bedrooms
- Bathroom
- Generous rear garden
- Off road parking







Floor 0

Approximate total area⁽¹⁾
913 ft²

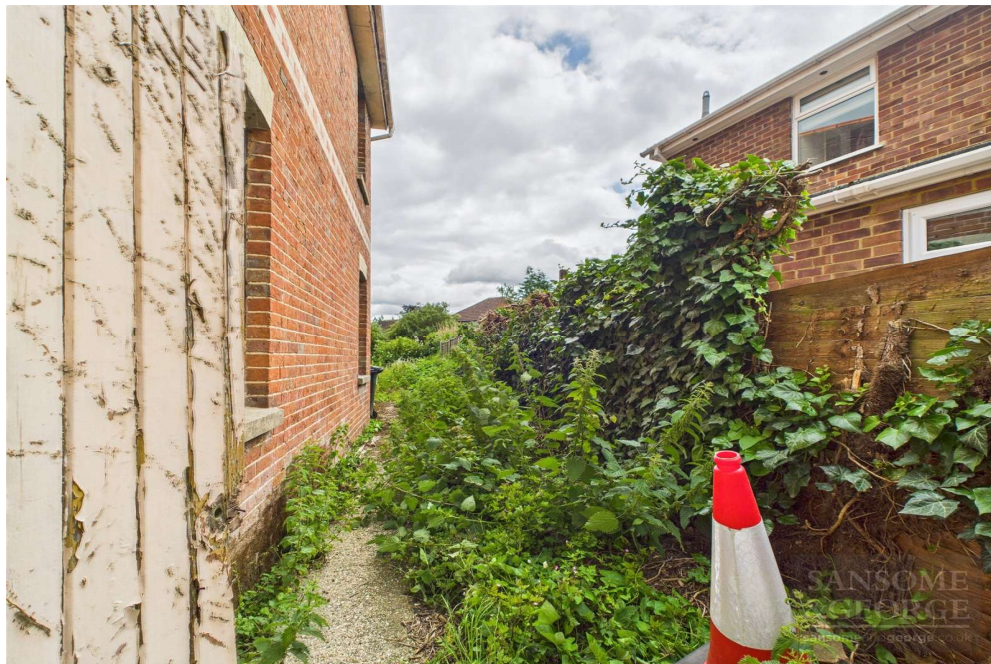
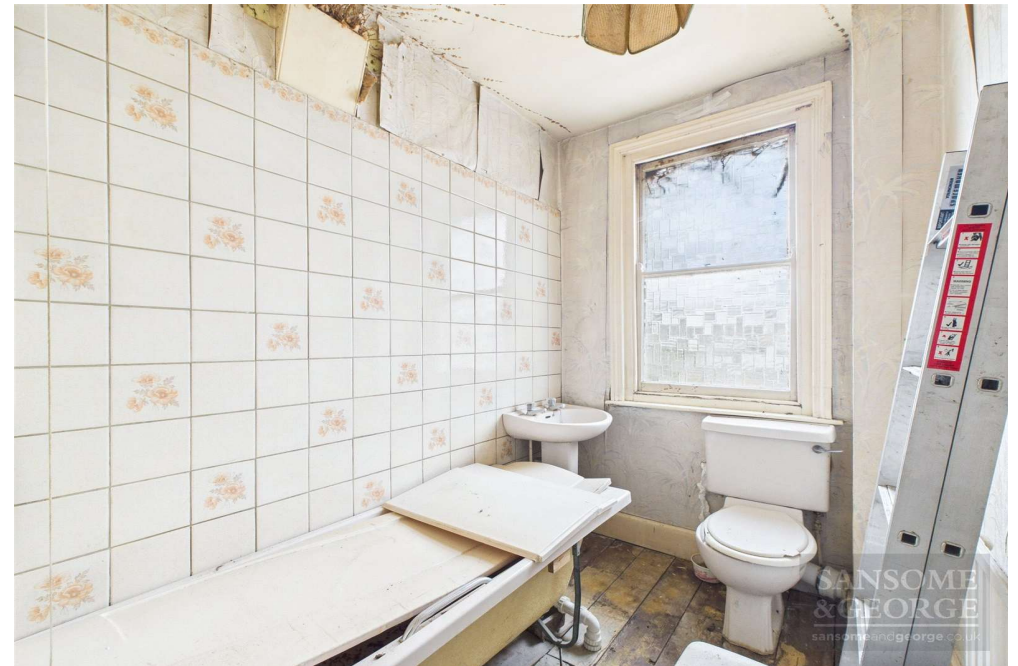


Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Sansome and George - Theale

Merlin House
Brunel Road
Theale
Reading
RG7 4AB

T: 0118 9078 111

E: theale@sansomeandgeorge.co.uk

www.sansomeandgeorge.co.uk

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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