

**SANSOME  
&GEORGE**

[sansomeandgeorge.co.uk](http://sansomeandgeorge.co.uk)



5 Jerome Road, Woodley, Reading, Berkshire, RG5 3NH

Auction Guide Price £325,000 Freehold



SANSOME & GEORGE - FOR SALE BY MODERN METHOD OF AUCTION ; Starting Bid £325,000 plus Reservation Fee.

Nestled in a desirable location, this charming semi-detached house offers a delightful blend of character and modern convenience. Boasting two well-appointed bedrooms, this inviting property is perfect for first-time buyers or small families. The house features a spacious garden, ideal for outdoor entertaining or simply relaxing in the sunshine. With off-street parking and a garage, convenience is key for residents. The property's classic exterior is complemented by generous accommodation. Situated within easy reach of local amenities, schools, and transport links, this property presents a wonderful opportunity to own a property in a sought-after area. Don't miss out on the chance to make this house your own and enjoy all it has to offer.

EPC EER - E

Council Tax Band - D

Council - Wokingham

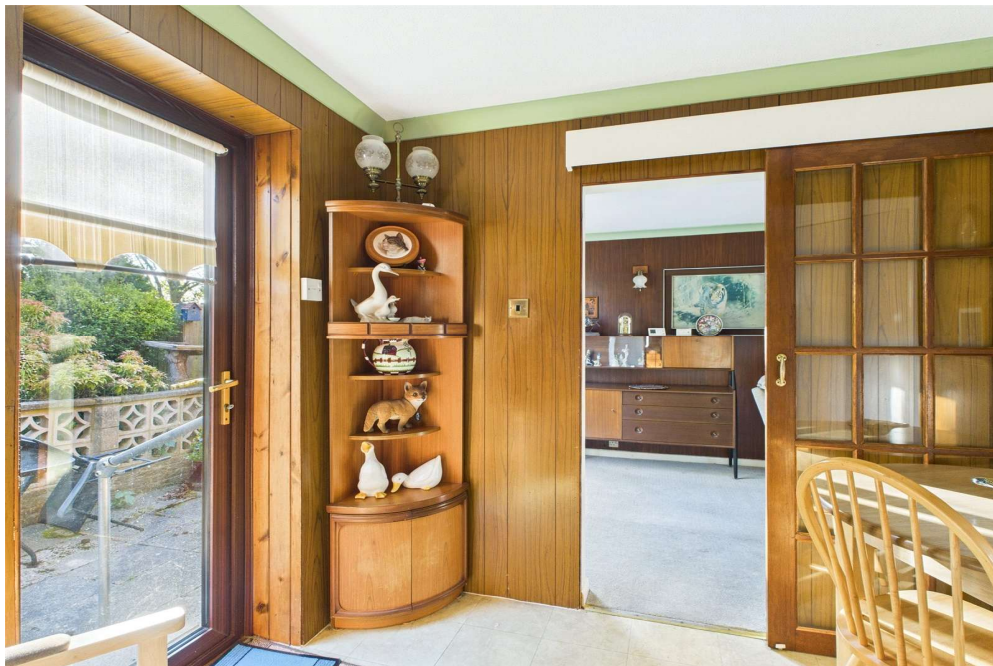
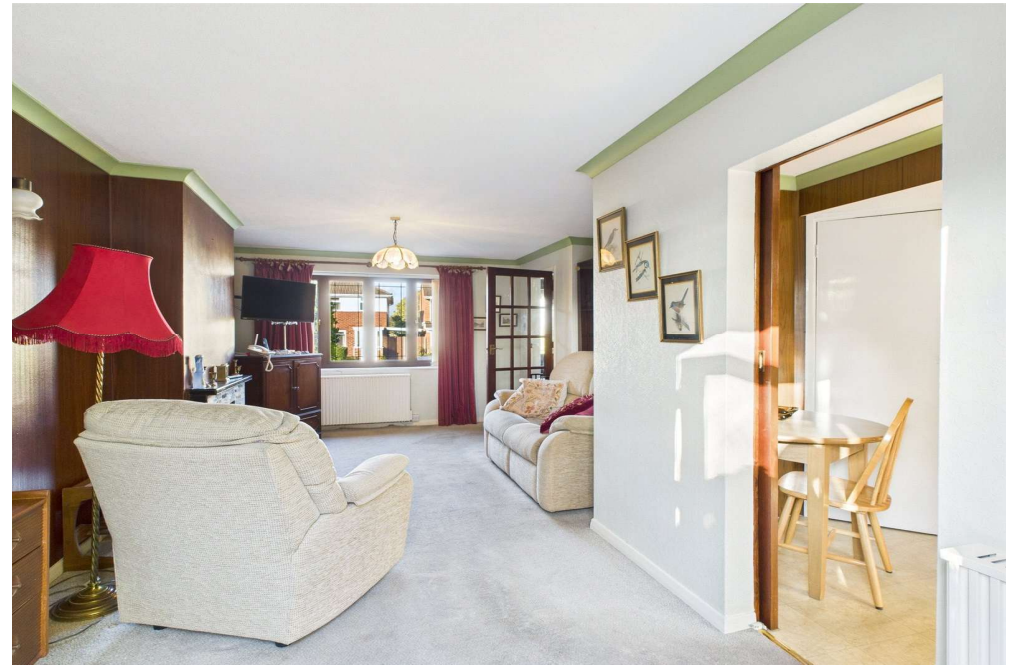
NB - No gas mains, electric primary heating

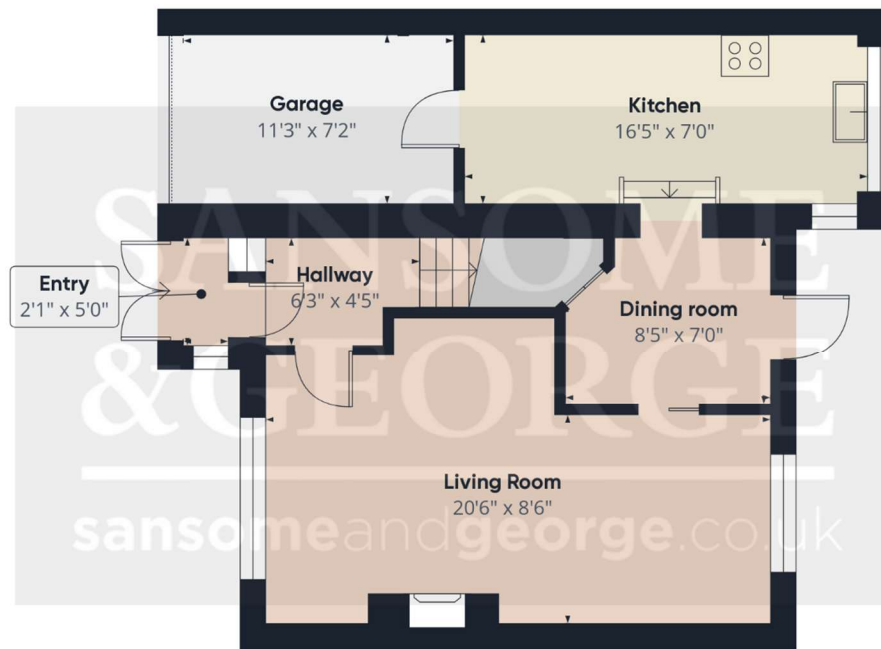
The above information may be subject to change during the transaction period.

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- 2 Bedroom Semi-detached home
- Kitchen
- 2 Bedrooms
- Shower room
- Generous Garden
- Garage and Driveway



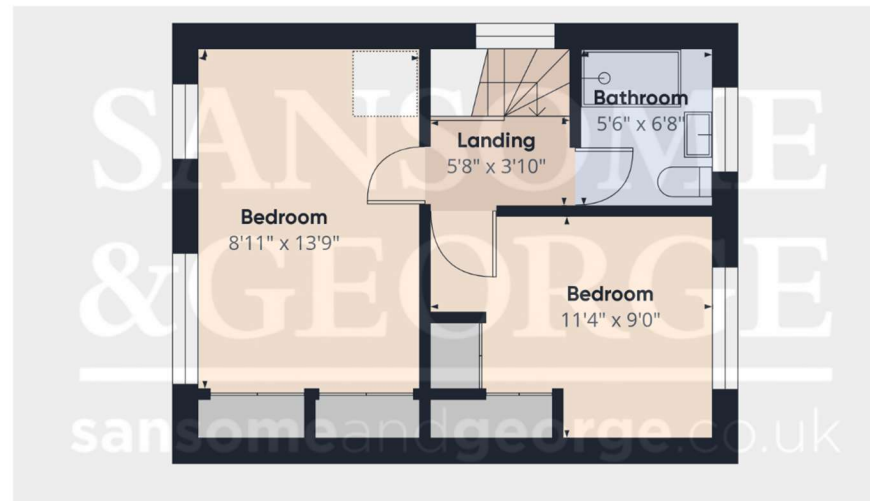






Floor 0

**Approximate total area<sup>(1)</sup>**  
822.79 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**









Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	52 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

## Sansome and George - Mortimer

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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.

**Anti-Money Laundering Statement:** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £80 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.