

Hagley Road, Reading RG2 0DN



Suitable for owner occupation or ongoing use as an HMO – most recently occupied by students. Close to The University of Reading campus.

Just under 2 miles to Reading Town Centre and about 2 miles to the railway station.

3/4 bedrooms, landing, entrance hall, bedroom 4/reception room, second reception room, L-shaped kitchen with door to garden, bathroom. Street parking with no restrictions.

Energy Performance Certificate: Band D

Predicted available Broadband Speeds: 5,500 Mbps upload and download

FOR SALE BY ONLINE PUBLIC AUCTION ON **Tuesday 10th November 2026 (unless sold beforehand)**

Solicitors: Frettons, The Saxon Centre, 11 Bargates, Christchurch BH23 1PZ
Contact: Simone Bayly Tel: 01202 491711 Email: sbayly@frettons.co.uk

6 Hagley Road, Reading RG2 0DN

DESCRIPTION/LOCATION: A semi-detached house situated in a popular and convenient location south of Reading Town Centre, which offers spacious and versatile accommodation. Until recently the property had been let as an HMO but is now available with vacant possession. The ground floor comprises a bright and welcoming living room, a fitted kitchen with ample space for everyday cooking and dining, a modern bathroom, and a generously sized double bedroom, providing flexible living arrangements for families, professionals, or those requiring ground-floor accommodation. On the first floor are three further well-proportioned bedrooms.

The property is set back from the road with its own front garden. The rear garden is about 29ft deep and there is rear pedestrian access. The property is conveniently positioned within easy reach of Reading town centre, Reading Mainline Station, local schools, shops, parks, and excellent transport links including the A33 and M4 motorway.

On the first floor:

Bedroom 1: 13'4 x 10'10

Bedroom 2: 11'10 x 7'10

Bedroom 3: 11'1 x 8'2

Landing: Spacious airing cupboard with boiler.

On the ground floor:

Entrance hall:

Front bedroom 4/living room: 13'4 x 9'9

Dining room/Living Room: 11'10 x 10'2

Kitchen: 13'9 x 13'0 well fitted with modern units including sink unit in worktop with cupboards and drawers below, further wall mounted and base units including split level electric oven and gas hob with hood. Understairs cupboard, microwave, freezer/fridge and washer/drier all included. Door to garden.

Bathroom: two windows, panelled bath with mixer taps and hand shower, wash hand basin and WC heated towel rail.

Garden: To the front is a low-maintenance forecourt garden enclosed by brick boundary walls with pathway access to the entrance. The attractive bay window adds to the property's period charm and character. To the rear is an enclosed garden, predominantly paved for ease of maintenance and arranged over several levels. The garden benefits from a timber shed and a rear access gate, providing convenient pedestrian access. The rear garden is about 60ft deep.

Services: Mains water, gas, electricity and drainage are connected. Gas fired central heating with radiators throughout.

Council Tax: Band C

Local Authority: Reading Borough Council.

Viewing: By appointment with the Owner's Sole Agents and Auctioneers, **Martin & Pole, Wokingham**

Tel: 0118 978 0777 **Email:** wokingham@martinpole.co.uk

THE CONDITIONS OF SALE: are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at www.martinpole.co.uk A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

* Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed we will endeavour to advertise the new guide price at the earliest opportunity.

IMPORTANT NOTICES

Identification of the Buyer

To accord with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Proceeds of Crime Act 2002 as amended:

For online auctions: To register no less than 24 hours before the start of the auction on the AMS platform (accessed via our website) which requires proof of ID to accord with the above regulations. The registered bidder, if successful, is the Buyer. If it is intended there should be two or more parties or a company bidding, the regulations apply to all parties including company directors.

For Public Auctions: The same regulations apply, with registration no less than one hour before the start of the sale.

Buyer's Fee

A charge of £960 (inc VAT), payable only by the successful Buyer, will be due to the Auctioneers Martin & Pole. An appropriate VAT receipted invoice will be issued.

Signing the Memorandum, Payment of the Deposit and Buyer's Fee

The Auctioneer is authorised to sign the Memorandum/Contract on behalf of the Buyer. The successful bidder at an online auction is liable to pay the deposit and the Buyer's Fee of £960 inc vat at the conclusion of the sale or for a sale by public auction, on the fall of the hammer. The deposit and Buyer's Fee should be paid directly into the allocated Martin and Pole Client B account.

Property Details

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, or fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

Stipulations

The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents. The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and they have satisfied themselves as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.



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MEMORANDUM OF AGREEMENT

Property:

Date of Agreement: day of2026

Buyer:

Address:

Postcode:

Buyer's Solicitor: Contact:

Address:

Postcode:

Purchase Price £

Deposit £

Balance £

The Seller will sell and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.

Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.

Signed by or on behalf of:

Buyer

Seller

DCA Fo 37012 September 2026



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