

Whaley Road, Wokingham



Badly affected by water damage
Suitable for extension
In a short cul de sac on outskirts of the town

3 bedrooms, bathroom, landing, entrance porch, entrance hall, lounge/dining room, kitchen, breakfast room, single attached garage, open plan front garden with parking for 1 or 2 cars. Fenced and a little overgrown, rear garden.

Viewing by appointment with the Owner's Sole Agents and Auctioneers Martin & Pole, 0118 978 0777.

Please note proof of funds will be required before a viewing. Owing to the recent water damage to this house, we suggest all parties wear a mask to protect against damage from mould spores. No children will be permitted at a viewing.

FOR SALE BY PUBLIC AUCTION on Thursday 7th December 2023 (unless sold beforehand)

The Solicitors: Clifton Ingram LLP, 22-24 Broad Street, Wokingham RG40 1BA
Contact: Jo Reader Telephone: 0118 912 0259
Email: joreader@cliftoningram.co.uk

46 Whaley Road, Wokingham RG40 1QA

DESCRIPTION / LOCATION: Whaley Road is a short cul de sac forming part of a popular development undertaken by Laing Homes during the 1960s. There are local shops and schools and a bus service passes nearby into Wokingham Town Centre and the Tesco Superstore. The Town Centre is just over 1 mile. The A329M is also about 1 mile leading to the M4 (Junction 10), Bracknell and the M3 just to the south at Bagshot.

The accommodation comprises:

First Floor

Bedroom 1	3.53m x 3.36m
Bedroom 2	3.04m x 2.63m
Bedroom 3	1.98m x 1.92m
Bathroom	with corner bath, separate shower cubicle, wash hand basin and WC
Landing	Access to roof space

Ground Floor

Entrance Porch	
Entrance Hall	
Lounge/Dining Room	6.62m x 4.34m reducing to 2.49m, patio door to rear garden
Kitchen	3.37m x 2.72m
Breakfast Room	2.67m x 2.02m with sliding door to rear garden

Outside

Attached garage	4.93m x 2.78 with up and over door, light and power, personal door to Utility Room
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Gardens	The front garden is open plan in style with a driveway for parking 1 or 2 cars. The rear garden is somewhat overgrown but appears to be well fenced and could provide an important feature.
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Services: All main services are available.

Council Tax: Band D

EPC: Awaited

Local Authority: Wokingham Borough Council

Planning: There are no extant planning permissions for this property. Some other houses in the road have been extended. This may give some guidance as to what may be permitted by WBC.

Viewing: By appointment with the Owner's Sole Agents and Auctioneers,
Martin & Pole, Wokingham, Tel: 0118 978 0777, Email: wokingham@martinpole.co.uk

NB. The house is considered unsuitable to view by minors. Owing to the damage in December 2022 and the mould covering on walls, there may be mould spores in the atmosphere. Visitors are recommended to wear a mask during a viewing and for the viewing time to be kept to an absolute minimum.

Proof of funds will be required before viewing appointment is confirmed.

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. A list of final guide prices will be published in the auction room immediately prior to the sale. This may be the first opportunity to publish changes.

IMPORTANT NOTICES

Identification of the Buyer

To accord with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002:

No later than the date of the auction when the Memorandum of Agreement of the sale and purchase is to be signed, we are required to see and keep copies of documentary evidence of the Buyer's identity and address. If you intend to bid, please contact us for further information of the documents required to be produced (full details of which are also given in the Information Pack available for intending Buyers) or if you prefer to register beforehand.

Buyer's Fee

A charge of £500 (plus VAT), payable only by the successful Buyer, will be due to the Auctioneers, Martin & Pole, upon signature of the Memorandum of Agreement of the sale and purchase. An appropriate VAT receipted invoice will be issued immediately after the day of the auction sale.

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

The Buyer(s) will be required to sign Memorandum of Agreement attached to these Particulars, to pay the Deposit and Buyer's Fee immediately after the fall of the hammer. Payment of the deposit will only be accepted if made by cheque or bankers draft drawn on the account of the named Buyer and drawn on a UK clearing bank.

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 he has satisfied himself as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.

FLOOR PLAN AWAITED

Wallis House
27 Broad Street
Wokingham
RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

The Auction House
Milton Road
Wokingham
RG40 1DB
T: 0118 979 0460
a@martinpole.co.uk

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

Associated Office:
16 The Parade
Silverdale Road
Earley Reading RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

www.martinpole.co.uk

MEMORANDUM OF AGREEMENT

Date of Agreement: day of2023

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.

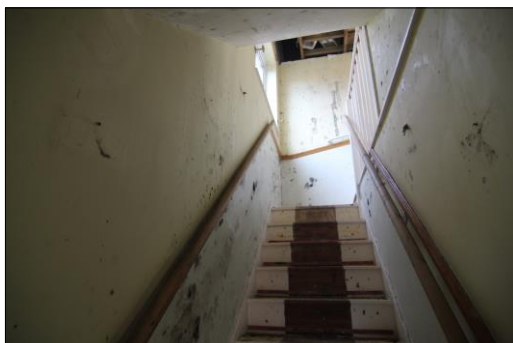
Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.

Signed by or on behalf of:

Buyer

Seller

DCA Fo 36914 October 2023



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