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**Martin & Pole**  
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Residential & Commercial Estate Agents  
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

## 6 Havelock Road, Wokingham RG41 2XU



Requiring repair and modernisation throughout – suitable for investors and cash buyers. Potential to extend.

2 bedrooms, bathroom, landing, attic room/potential third bedroom, entrance hall, 2 reception rooms and kitchen leading to a rear lobby and wc. Private rear garden. Parking permit required for on street parking.

**Energy Performance Certificate:** D 58

**Predicted Broadband Speeds:** Ultrafast highest download speed 1000 Mbps and 100 Mbps upload speed.

**FOR SALE BY ONLINE PUBLIC AUCTION ON WEDNESDAY 25<sup>TH</sup> MARCH 2026**

**The Solicitors:** Clifton Ingram, Gostrey House, Union Road Farnham Surrey GU9 7PT

**Contact:** Lorna Thomson

**Telephone:** 01252 738803 **Email:** LornaThomson@cliftoningram.co.uk



**Price Guide £220,000**

# 6 Havelock Road, Wokingham RG41 2XU

**DESCRIPTION/LOCATION:** A semi detached house just off Oxford Road in Wokingham, the location offers superb convenience. The town centre is just a short walk providing an extensive selection of cafés, restaurants, independent shops, supermarkets and leisure facilities. Wokingham Railway station is also easily accessible with fast and frequent connections to Reading, London Waterloo, and Guildford.

Well regarded local schools, green spaces, and parks, with nearby residential roads including Barkham Road, Latimer Road and Ormonde Road – both leading to parkland.

The road is well-regarded among professionals, downsizers, families and provides consistently good rental return potential.

The house has been in the same family for many years and is now in need of considerable expenditure to achieve modern standards and expectations.

## ACCOMMODATION

### First floor:

**Bedroom 1:** 13'2 x 9'11 - with a traditional fireplace, built-in storage/cupboard, twin double-glazed windows, and two low-level radiators.

**Bedroom 2:** 12'3 x 10'11 – Featuring a traditional fireplace, double glazed window, one radiator, and access via wooden staircase to loft area.

**Bathroom:** 7'11 x 8'1 – Approached from bedroom 2, featuring single double glazed window, bath, wc, wash hand basin, built in storage/cupboard.

**Loft area:** 13'3 x 10'8 (approx) Featuring a velux window and under eaves storage, access via staircase from bedroom 2.

### Landing:

### Ground Floor

**Entrance Hall:** radiator

**Reception Room 1:** 9'11 x 8'8 –bay window and radiator

**Reception Room 2:** 13'2 x 10'10 –one double glazed window outlook to rear garden, radiator, wood burner, storage/cupboard

**Kitchen:** 7'10 x 8'1 –double glazed window, sink and cupboards

**Rear Lobby:** 5'11 x 8'8 –single glazed door to rear garden, condemned boiler, storage/cupboard

**Cloakroom:** 5'1 x 3'2 –single glazed window, wc, wash hand basin, heated towel rail

### Outside:

**The Gardens:** 39'2 x 17'5 (approx) – Access gained from the front of the property through a side gate, also from a door to the rear of the property – Featuring shed, outside water tap, the garden requires some care and attention.

**Parking:** No off road parking, parking permit required (this can be applied for from Wokingham Borough Council)

**SERVICES:** Mains water, gas, electricity and drainage connected  
NB. Although we refer to radiators, there is no boiler in working order

**COUNCIL TAX:** Band C

**ENERGY PERFORMANCE:** D 58

**PREDICTED BROADBAND SPEEDS:** Ultrafast highest download speed 1000 Mbps and 100 Mbps upload speed

**LOCAL AUTHORITY:** Wokingham 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](mailto: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](http://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, 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 £900 (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 £900 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.



APPROX. GROSS INTERNAL FLOOR AREA 1050 SQ FT / 97.56 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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**MEMORANDUM OF AGREEMENT**

Propety: .....

Date of Agreement: ..... day of .....2026

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 36989/Jan 2026



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