



RICS

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Residential & Commercial Estate Agents • Lettings Agents
Auctioneers • Planners • Management • Surveyors & Valuers

Martin & Pole

Established 1846

ESTATE AGENTS



121 Beech Lane, Earley, Reading, RG6 5QD

Price Guide £675,000 Freehold

One third of an acre, in a superb and desirable setting, abutting a nature reserve



Offers required by 4th July 2019. Please see our website for open viewing times and offer procedure.

A handsome detached house in a private setting with significant potential for refurbishment and extension (subject to any necessary consents)

4 bedrooms (including a ground floor suite with wet room), bathroom, separate WC, 2 reception rooms, kitchen with gas Aga and pantry, gardeners WC, garage, approx. 233ft by 62ft plot.

The property is set in the Aldrynton and traditional Maiden Erlegh catchments, under a third of a mile from the University campus and within easy reach of good local amenities.

There are regular bus services in the area into Reading town centre where there is a main line railway station with fast services to Paddington as well as services to Waterloo running through the nearby Earley railway station. The M4 motorway can be joined either at Junction 11, where there is also the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow airport about 28 miles away.

EER: G3 Council Tax: F

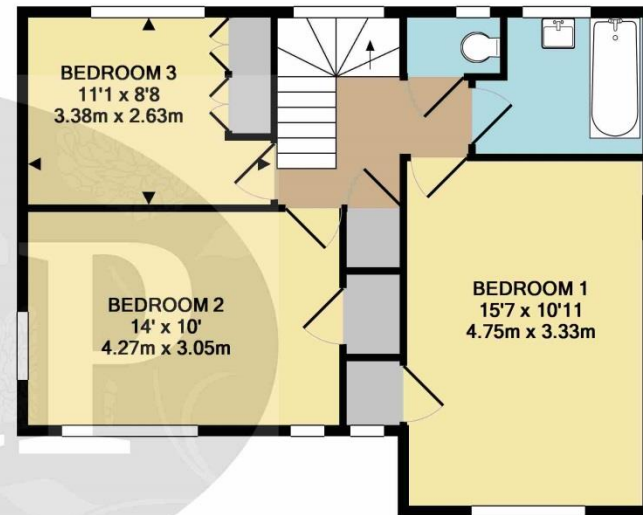
IMPORTANT NOTICE RELATING TO THIS PROPERTY: We have endeavored diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. 6/18/2019 9:01 AM



For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or earley@martinpole.co.uk



GROUND FLOOR



1ST FLOOR



Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.
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Chartered Surveyors & Estate Agents



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Procedure for written offers by Informal Tender (Sealed Bid)

We have been instructed by our client to obtain written offers from any interested parties. We follow the procedure outlined in the RICS Residential Estate Agency Standards. This is shown below. Please read the following points carefully as they form the basis under which we may accept your offer: -

- (a) Your best and final offer is to be received in writing no later than 12 noon on Thursday 4th July 2019 in a sealed envelope, to Martin & Pole Estate Agents, 16 The Parade, Silverdale Road, Earley, Reading, RG6 7NZ. Please write your name and address on the reverse of the envelope, and mark it 'Not to be opened before 12 noon on Thursday 4th July 2019'. This is to prevent us accidentally opening the letter beforehand and compromising the confidentiality of the proceedings.
- (b) Any conditions on which your offer is made are to be specified.
- (c) Please supply identification for all proposed purchasers. This should be a **copy** of your passport *or* photographic driving licence *and* proof of address (council tax bill, utility bill etc.)
- (d) Please confirm your solicitor's details.
- (e) Please confirm your financial arrangements and include supporting documentation wherever possible (e.g. **copies** of mortgage agreements in principle, evidence of deposit or cash funds etc). It is unlikely we will accept an offer without supporting documentation.
- (f) If you are selling a property please include the details of the sale including the estate agent.
- (g) Please confirm whether your offer is subject to survey or not. If it is, then the surveyor is to be instructed within 2 working days and the survey is to be carried out within 10 working days of acceptance of your offer. This is to prevent us waiting a long time to find out whether you are happy or not with the condition of your intended purchase.

Cont./

16 The Parade
Silverdale Road Earley
Reading RG6 7NZ
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e@martinpole.co.uk

Associated Offices:
7 Broad Street Wokingham
Berkshire RG40 1AY
T: 0118 978 0777
w@martinpole.co.uk

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

- (h) If your offer is accepted we will expect you to exchange contracts within 28 days of your solicitor receiving the contract from the seller's solicitors.
- (i) Any offers sent by email or not in a sealed envelope will not be considered and may invalidate any offer that is received from you in a sealed envelope. This is to prevent a potential breach of confidentiality.
- (j) Only offers of a non-variable nature will be considered.
- (k) The vendor reserves the right not to accept the highest, or any, offer made.

Data Protection

The information and any documentation you provide will be used to discuss your offer with the seller. It shall not however be duplicated, reproduced or passed onto any third party. Any documentation shall be securely destroyed when no longer required (normally at exchange of contracts by the successful buyer). Therefore please only send copies of documents.