



RICS

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Residential & Commercial Estate Agents • Lettings Agents
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Martin & Pole
Established 1846

ESTATE AGENTS

“Cactusville”, 1 Ramsbury Drive, Earley, Reading, RG6 7RT



An unspoiled home, now ripe for development and modernisation, in arguably one of Maiden Erlegh’s most sought after roads.

To be sold for the first time in over 50 years – Cactusville is offered to the market with no onward chain and in need of complete renovation and modernisation, but will make a fantastic family home and offers superb potential for enlargement, subject to any necessary consents.

Arguably one of the area’s most sought after roads – a truly rare opportunity.

3 bedrooms, bathroom, separate WC, 2 reception rooms, lean-to sun room, kitchen with walk-in larder, detached garage, driveway parking, rear gardens extending to almost 90’.

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



To be sold by Informal Tender - Guide Price £440,000 Freehold

"Cactusville", 1 Ramsbury Drive, Earley, Reading, RG6 7RT

DESCRIPTION/LOCATION: A Cooks built 1930s bay fronted semi-detached house now in need of complete renovation. The last owner acquired the property in the late 1960s having first been a lodger and during this time very little, if any, updating or modernisation has been carried out. It is therefore an amazing chance for a discerning buyer to acquire an attractive property in one of the area's most sought after roads. Many of the houses in this vicinity have been extended substantially so we suggest that similar potential exists for this property, subject of course to any necessary consents. You will note that in the description of the accommodation there is no reference to the likes of radiators or power points as all the services now require refitting and replacement.

Ramsbury Drive is set within the Aldryngton Primary School and Maiden Erlegh Secondary School catchment, just a few hundred yards from the University campus. As well as the ever-popular state schools, there are private and grammar schools within reasonable distance. It is also close by to regular bus routes into the town centre where there is a main line railway station with fast services to Paddington and services to Waterloo running through the nearby Earley railway station. The M4 motorway can be joined either at Junction 11, by Green Park, where there is also the A33 south towards Basingstoke, or at Junction 10 where the centre of London lies about 40 miles and Heathrow airport about 20 miles away.

ACCOMMODATION: The accommodation briefly comprises (all dimensions are approximate):

On the Ground Floor:

Entrance Porch: An open crescent porch with quarry tile step, front door with stained glass decoration and matching stained glass side lights leading into:

Entrance Hall: Stairs to the first floor, under stairs storage cupboard, doors to the lounge, dining room* and kitchen.

Lounge 14'7 into the bay x 13'3: Bay window with leaded light decoration, chimney breast with fire surround, fixed shelving, archway opening through to the:

Dining Room 14' x 11'5: Door from the hallway *which is blocked now by fixed shelving but assumed to still open, chimney breast with fire surround, single door with side lights leading to a:

Lean-to 12'1 x 5'3: UPVC double glazed structure with door to the garden, quarry tile step.

Kitchen 10'9 x 7'11: 'Belfast' sink, door to the garden, door to the garden, door to a:

Lean-to Walk-in Pantry 6'2 x 4'4.

On the First Floor:

Landing: Access to the loft void, beautiful stained glass decorative window to the side.

Bedroom 1 15'1 into the bay x 11'5: Bay window with leaded light decoration, chimney breast with fire surround, some fixed shelving.

Bedroom 2 14' x 11'5: Chimney breast with fire surround, a range of fixed shelving.

Bedroom 3 8'3 x 7'9

Bathroom 8' x 7'4: Opaque window, possibly a cast iron bath, wash hand basin, cupboard.

Separate WC: Opaque window, WC.

Outside:

Front Garden: Enclosed from the road by a dwarf brick wall with driveway parking for probably 2 cars, leading to a:

Detached Garage: With twin wooden doors to the back and front. Access to the side can be gained between the house and the garage.

Rear Gardens: Of a northerly aspect extending to about 90 feet in depth and about 33 feet in width, particularly overgrown with 2 timber sheds, large greenhouse, and an ornamental pond which is now well hidden so please be cautious when viewing the garden.

Energy Efficiency Rating: E40

Council Tax: E

DIRECTIONS: Turn right from our offices onto Silverdale Road and right at the end onto Wilderness Road. Take the next turning right onto Ramsbury Drive. Part of Ramsbury Drive forms a loop of which this property is at one end. It can be found by following Ramsbury Drive to its end as it joins Aldbourne Avenue or turning left into Aldbourne Avenue and then right into the opposite end of Ramsbury Drive.

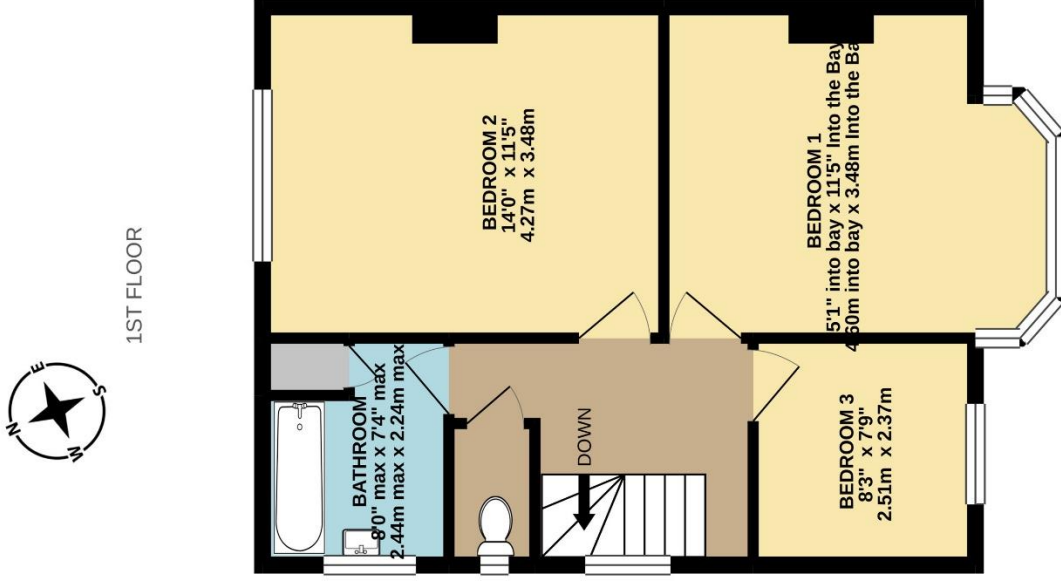
VIEWINGS: Strictly by prior appointment with the Vendor's sole agent, Martin & Pole 0118 926 4422 enquiries@martinpole.co.uk. All viewings will be subject to pre-qualification and the viewing policy and offer procedure shown below. Email enquiries are encouraged.

IMPORTANT NOTICE: We have endeavored 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 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. Distances are 'as the crow flies'. 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. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor will pay us a referral fee equivalent to 30% of any fee they earn. We do not receive a referral fee from the solicitor but have traditionally received a gift at Christmas.

GROUND FLOOR



1ST FLOOR



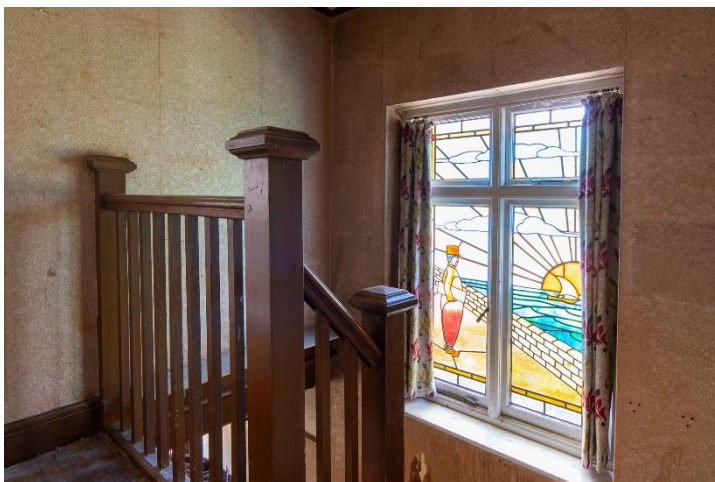
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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“Cactusville” 1 Ramsbury Drive – Viewing Policy

This property is being sold by Informal Tender (sealed bids). Ordinarily, viewings would take place by way of open viewings; but open viewings are not allowed under the Government’s Covid-19 regulations. Consequently, viewings will be restricted to those parties who are able to buy and exchange contracts within 28 days of their solicitor receiving the draft contract should their bid be accepted.

We have provided extensive marketing material which includes a written description, floorplan, static photography, a virtual tour and a video walk-through. Prospective purchasers can also look at the outside of the property, the surrounding location and on Google Earth. We have also published the offer procedure. This will allow prospective purchasers to decide whether the property is of interest before an internal viewing.

To comply with the Governments’ Covid 19 regulations and for the safety of the our staff and yourselves we politely and respectfully ask that you only request a viewing if you are genuinely in a position to buy a property in need of complete renovation in the next few weeks.

If, after looking at all the marketing material, offer procedure and location, you do wish to have a viewing then please make your request by email (e@martinpole.co.uk) or post with the following information:

1. Name, address, telephone number and email address.
2. Confirmation that your funds are arranged.
3. Your solicitors details.
4. Please confirm whether your purchase is dependent upon the sale of another property or not.

Cont./

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The Auction House
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We shall then contact you to arrange a viewing. Viewings will be arranged in blocks of 15-minute intervals and to comply with Covid-19 regulations the following policy shall apply:

Please:

1. Do not attend the viewing if you or any members of your household have had any coronavirus symptoms, are self-isolating, shielding or classed as vulnerable, or been in contact with anyone that has, over the last 14 days.
2. Do bring with you and wear a face covering and gloves.
3. Do not touch any items, surfaces, light switches, door handles, open cupboards etc. the agent or seller will do this for you if necessary.
4. Do not bring friends, additional family members or children to the viewing – only the one or two buying adults can view.
5. Do stay together during the viewing (if there are two of you).

If you are unable to comply with any part of this policy please let us know beforehand.

Thank you for taking the time to read this information.



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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 shall follow the procedure outlined in the RICS Residential Estate Agency Standards. 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 1pm on Friday 21st August 2020 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 1pm on Friday 21st August 2020”. 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 and your offer is accepted, 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.

Cont./

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- (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 then 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 held securely and used to discuss your offer with the seller. It shall not be shared with 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.**