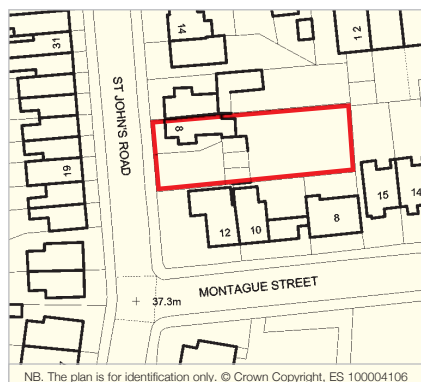


## Reading

### 8 St John's Road, Lower Caversham, Berkshire RG4 5AN

- **A Freehold Semi-Detached House**
- Currently arranged to provide Three Bedroom Accommodation
- Planning Permission for Side and Rear Extensions and Replacement of Existing Garage
- Site Area: 0.053 Hectares (0.132 Acres)
- Rear Garden

### Vacant Possession



#### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW).

#### Seller's Solicitor

Messrs Pitmans LLP (Ref A Davies).  
Tel: 01189 570217.  
Email: [adavies@pitmans.com](mailto:adavies@pitmans.com)

#### VACANT – Freehold House with Planning Permission



#### Tenure

Freehold.

#### Location

The property is situated on the east side of St John's Road, to the south of its junction with Montague Street. An extensive range of local amenities is available in Reading town centre, including the Oracle Shopping Centre, which is approximately 2 miles away. The A329 provides access to the M4 Motorway. Rail services run from Reading Station, providing access into London Paddington in approximately 30 minutes. There are numerous areas of green open space within easy reach and the River Thames and the Thames Path are also close at hand. Caversham Heath, Mapledurham and Reading Golf Courses are within easy reach.

#### Description

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. Externally, there are three garages to the side and a garden to the rear.

#### Accommodation

**Ground Floor** – Two Reception Rooms, Kitchen, Conservatory, WC

**First Floor** – Three Bedrooms, Bathroom

Existing Floor Area 129 sq m\*

#### Proposed Accommodation

**Ground Floor** – Two Reception Rooms, Kitchen, Dining Room, Gym/Office, Utility Room, WC

**First Floor** – Four Bedrooms, Bathroom with WC and wash basin, Shower Room with WC and wash basin

Proposed Floor Area 174 sq m\*

\*Measurements supplied by the Seller.

Site Area: 0.053 Hectares (0.132 Acres)

#### Planning

Local Planning Authority: Reading Borough Council.  
Tel: 01189 373787.

The property benefits from planning permission (Ref: 162214) dated 19th January 2017 for 'side and rear extensions and replacement of existing garage'.

Copies of the plans and planning permission documents are available from the Auctioneers upon request. Please email [will.taylor@allsop.co.uk](mailto:will.taylor@allsop.co.uk)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.