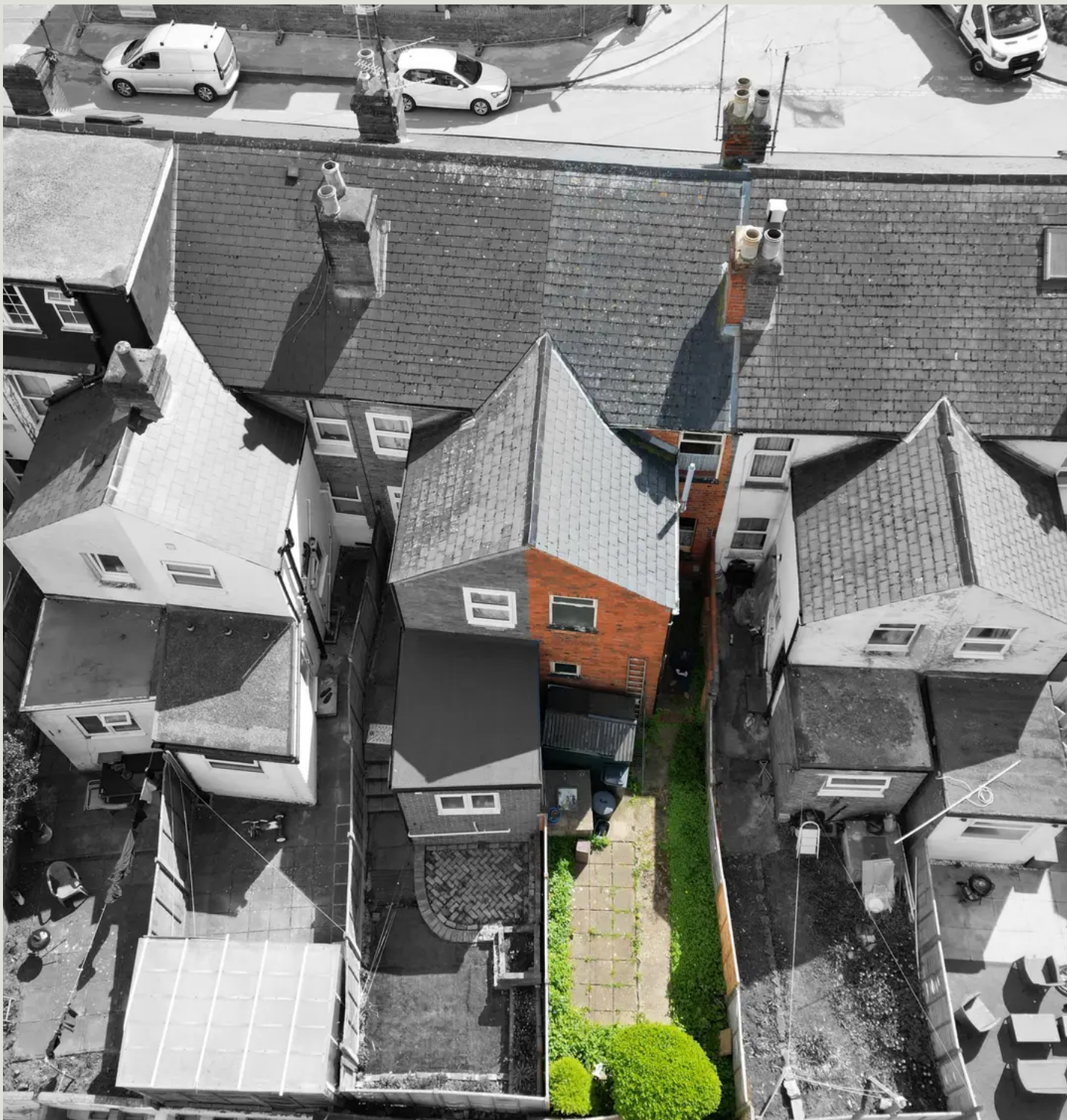




**Bespoke**  
ESTATE AGENTS

20 Waldeck Street, Reading  
Guide Price £220,000





## 20 Waldeck Street

Reading RG1 2RE

Rare Victorian terraced house with 2 beds near town centre, hospital, and university. Ideal for buy-to-let or renovation project. Offers traditional layout with scope for modernisation. Enclosed garden. Sold via modern auction. Peaceful location with easy access to amenities. Ideal for buyers seeking to personalise and enhance period charm.

Council Tax band: B

Tenure: Freehold

- Close to Town, RBH & Reading University
- 2 Bedrooms & 1st Floor Bathroom
- 2 Reception Rooms
- Requiring Modernisation & Refurbishment
- Enclosed Rear Garden
- 11'8 Kitchen
- Subject to Reserve Price
- Sold by Modern Auction T&Cs Apply
- Buyer Fees Apply
- Modern Method of Auction



### Entrance Hall

Doors to living room and dining room, stairs to first floor.

### Living Room

12' 5" x 7' 8" (3.78m x 2.34m)

Front aspect via bay window, radiator, fireplace with electric fire.

### Dining Room

12' 0" x 10' 6" (3.66m x 3.20m)

Rear aspect window, built in storage cupboard, radiator, door to kitchen.

### Kitchen

11' 8" x 7' 5" (3.56m x 2.26m)

Dual aspect window and door to side, window to rear. Fitted with single drainer sink unit, cupboards under, space for cooker.

### Outside Cloakroom

Outside W.C.

### First floor landing

Doors to bedrooms one and two

### Bedroom 1

12' 0" x 10' 6" (3.66m x 3.20m)

Front aspect window, radiator, built in storage cupboard.

### Bedroom 2

12' 0" x 10' 8" (3.66m x 3.25m)

Rear aspect, built in storage cupboard, door to bathroom, radiator.

### Bathroom

11' 8" x 7' 5" (3.56m x 2.26m)

Rear aspect, with enclosed bath, W.C. and hand basin.

### Front Garden

Enclosed by brock wall and railings, path to front door.

### Rear Garden

Enclosed garden with large paved patio area.







### Additional Comments PLEASE READ

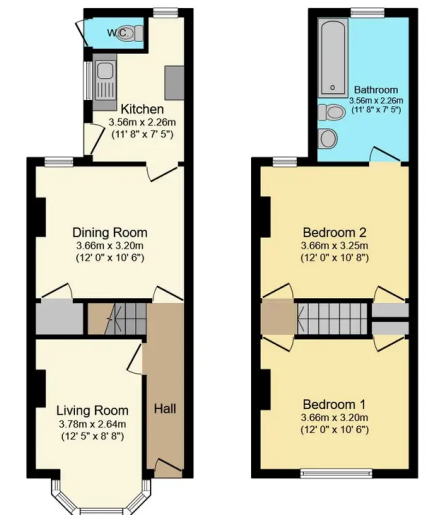
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

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Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.







**Ground Floor**  
Floor area 37.2 m<sup>2</sup> (401 sq.ft.)

**First Floor**  
Floor area 35.5 m<sup>2</sup> (382 sq.ft.)

**TOTAL: 72.7 m<sup>2</sup> (782 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)