



38 Rydal Avenue, Tilehurst

In Excess of £300,000

Respoke



38 Rydal Avenue

Tilehurst, Reading

Closing date for On-line Auction in 17-09-2024 at 13:00. Viewings Saturday 14th September between 11am - 1.00pm by previously booked appointments only. Extended bay-fronted semi-detached house near Tilehurst Station. Ideal for builders, developers, or investors seeking value-add opportunity. Unfinished construction project with scope for improvement. Impressive detached garage, large kitchen breakfast room, and open plan living space. Contact us to view.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Extended Bay Fronted Semi-Detached Home for Cash Buyers Only
- Construction Project In Need Of Completion
- Close to Tilehurst Station & Local Amenities
- Ground Floor Shower Room (Unfinished)
- Three Bedrooms & 1st Floor Bathroom (Unfinished)
- Detached Larger Than Average Garage
- 16' Kitchen Breakfast Room With Bi Folding Doors
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- The Modern Method of Auction - Buyers Fee Apply

Entrance Hall

New stairs to first floor, doors to living room and dining room.

Ground Floor Shower Room

Tiled walls, ready for W.C. Hand basin and walk in shower to be installed.

Living Room

14' 9" x 9' 10" (4.50m x 3.00m)

Front aspect via double glazed bay window.

Dining Room

11' 6" x 10' 10" (3.50m x 3.30m)

Open Plan to Kitchen

Kitchen/Breakfast Room

16' 5" x 14' 9" (5.00m x 4.50m)

Rear aspect via bi folding doors to garden, feature central skylight.

Landing

Doors to bedrooms and bathroom.

Bed 1

12' 2" x 9' 2" (3.70m x 2.80m)

Front aspect via bay window.

Bed 2

11' 10" x 8' 2" (3.60m x 2.50m)

Rear aspect.

Bed 3

7' 10" x 6' 7" (2.40m x 2.00m)

Rear aspect.

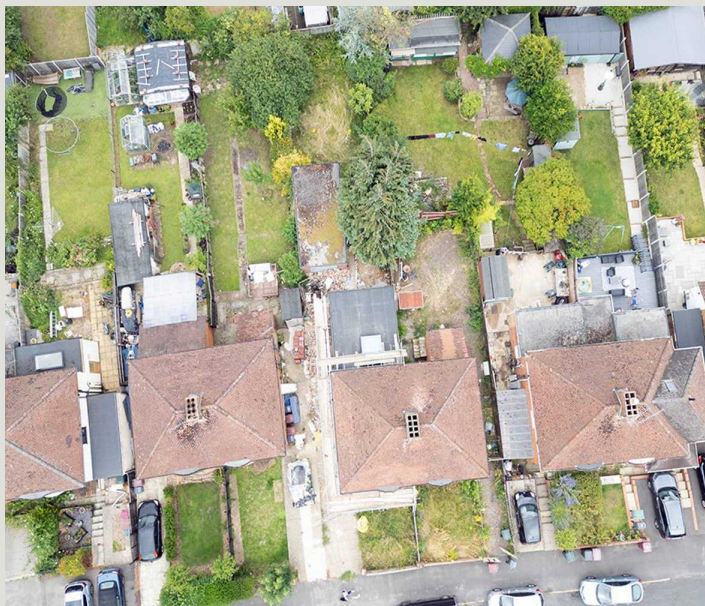
Bathroom

6' 3" x 5' 7" (1.90m x 1.70m)

Front aspect, Tiled walls.

Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before





GARDEN

Rear garden is in a natural state, with side access and access to garage.

Garage

Single Garage

Larger than average garage with up and over door.

Driveway

1 Parking Space

Driveway to the front of the property.

Please note: This property had Japanese Knotweed identified in 2021. The knotweed has been treated; however, the guarantees associated with the treatment have lapsed. Buyers are encouraged to seek further advice regarding this matter before proceeding.

