

Lot 139

6 Manor Barns Lane, Finchampstead,  
Wokingham, Berkshire, RG40 3TQ

By Order of the Mortgagees  
(Not in Possession)



All enquiries Ref: Meghan Mamo

### ■ Freehold semi-detached house

#### Location:

The property is located on Manor Barns Lane. Finchampstead provides village amenities with a more comprehensive range of shops, bars and restaurants found in Wokingham and Reading Town Centres lying to the north. Public transport links are available at Crowthorne Train Station located to the east. The property is served by road links including the A327 lying to the west and the A30 located to the south. Recreational pursuits can be found locally.

#### EPC Rating:

To be confirmed

#### Council Tax Band: F



#### Accommodation:

The auctioneers were unable to inspect the property at the time of print. It is understood that the property comprises 4 bedroom accommodation. Purchasers are deemed to rely upon their own enquiries as to the internal layout of the property.

#### Tenancy:

The property is sold with a tenant in situ. The property is understood to have been let for a term of 12 months from 17/04/2014 at a rent of £2800 pcm. No rent is currently being collected and it is understood that the tenant has not paid rent in a number of years.

#### Note:

The property is being sold by the mortgagees (not in possession) therefore no viewings will be conducted at the property and no keys will be provided to the property upon completion.