

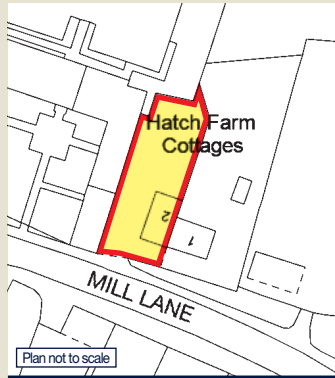


LOT

33

2 Hatch Farm Cottages Mill Lane, Sindlesham Nr Reading, Berkshire RG41 5DG

An appealing two bedroom semi-detached cottage with extension potential, let on an Assured Shorthold Tenancy on a plot of approximately 0.10 acres in convenient semi-rural location – Investment let at £10,200 per annum



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This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office.

Tenure

Freehold.

Location

- Reading is an important Thames Valley regional centre with a large university campus located about 36 miles west of London
- Sindlesham is a small village located about 4 miles south of Reading and 2 miles west of Wokingham
- Situated on the north side of Mill Lane, between the junctions of Mole Road and Lower Earley Way (B3270)
- The retail centres of Reading and Wokingham are within easy reach
- The surrounding countryside provides a range of leisure activities. The luxury Nirvana spa complex is close by
- Good road links provide access to the A329(M) and M4

Reading (Crossrail, Elizabeth Line, opening December 2019)

Winnersh, Reading

Description

- An appealing two storey semi-detached cottage
- The interior is presented in reasonable decorative order and is mostly double glazed
- There may be extension potential subject to the requisite consents
- Rear garden of about 60ft
- Direct vehicular access from Mill Lane to front off-street parking area

Accommodation

- Ground Floor – Entrance Porch/Hall, Reception Room, Inner Hall, Kitchen, Outbuildings
- First Floor – Two Bedrooms, Bathroom/WC
- Total Site Area approximately 0.10 acres

Tenancy

12 month Assured Shorthold Tenancy from 4th September 2016 at £850 per month.

Total Current Rent £10,200 per annum

Viewing. Please contact the Auctioneers, Savills on 020 7824 9091

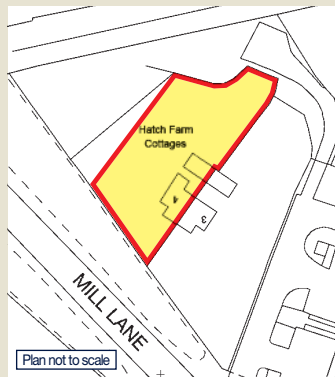


LOT

34

4 Hatch Farm Cottages Mill Lane, Sindlesham Nr Reading, Berkshire RG41 5DG

An appealing two bedroom semi-detached cottage with extension or building plot potential, let on an Assured Shorthold Tenancy on a plot of approximately 0.20 acres in convenient semi-rural location – Investment let at £9,600 per annum



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Tenure

Freehold.

Location

- Reading is an important Thames Valley regional centre with a large university campus located about 36 miles west of London
- Sindlesham is a small village located about 4 miles south of Reading and 2 miles west of Wokingham
- Situated on the north side of Mill Lane, between the junctions of Mole Road and Lower Earley Way (B3270)
- The retail centres of Reading and Wokingham are within easy reach
- The surrounding countryside provides a range of leisure activities. The luxury Nirvana spa complex is close by
- Good road links provide access to the A329(M) and M4

Reading (Crossrail, Elizabeth Line, opening December 2019)

Winnersh, Reading

Description

- An appealing two storey semi-detached cottage
- The interior is presented in reasonable decorative order and is mostly double glazed
- There may be extension or building plot potential subject to the requisite consents
- There are good size front and rear gardens, with drive and parking area
- There is a right of way vehicular access from Mill Lane to a gated rear entrance

Accommodation

- Ground Floor – Entrance Hall, Reception Room, Kitchen/Dining Room, Rear Lobby, Utility Room/WC
- First Floor – Two Bedrooms, Bathroom/WC
- Total site area approximately 0.20 acres

Tenancy

12 month Assured Shorthold Tenancy from 1st January 2016 at £800 per month.

Total Current Rent £9,600 per annum

Viewing. Please contact the Auctioneers, Savills on 020 7824 9091