



Winkworth

for every step...

Edgehill Street, Reading, RG1 2PU

Offers In Excess Of £300,000 *Freehold*

A Three-Bedroom Terraced House Within Easy Reach Of Reading Town Centre And Train Station, Offered For Sale With No Onward Chain

Situated within easy reach of Reading town centre and train station, this three-bedroom terraced house offers versatile accommodation in a convenient and well-established residential location, making it an attractive opportunity for first-time buyers, investors and commuters alike.

The ground floor accommodation comprises two separate reception rooms, providing a comfortable living room and a dining room, together with a refitted bathroom.

On the first floor, there are three bedrooms, with the third bedroom accessed via the second bedroom. This arrangement offers flexibility for use as a home office, nursery or additional bedroom.

Outside, the property benefits from a fully enclosed courtyard garden, providing a private and manageable outdoor space and Residents' permit parking.

The roof has recently been overhauled, with sections replaced, providing additional reassurance to prospective purchasers.

The property is ideally positioned for access to Reading town centre, with its extensive selection of shops, restaurants, cafés and leisure facilities. Reading mainline railway station is also within easy reach, offering excellent transport connections to London and beyond.

Offered for sale with no onward chain, this property presents an excellent opportunity for buyers seeking a conveniently located home with flexible accommodation and the potential for a straightforward purchase.

Early viewing is highly recommended. Contact Winkworth Reading to arrange your appointment.

3 2 1

KEY FEATURES

- No Onward Chain
- Three Bedroom (2+1 Bedroom 3 Access Via Bedroom 2)
- Two Reception Rooms
- Ground Floor Bathroom
- Residents Permit Street Parking
- Close Proximity To Town Centre & Train Station
- Fully Enclosed Courtyard Garden
- Roof Recently Overhauled and Sections Replaced



Reading

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MATERIAL INFO

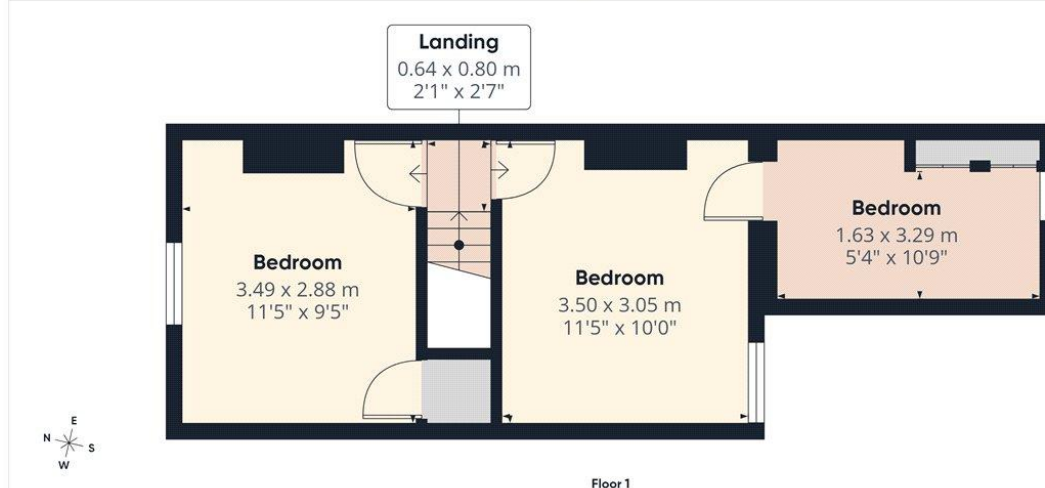
Tenure: Freehold

Council Tax Band: B

EPC rating: To be confirmed

GLA[®]79.12 m²851.61 ft²

Total

79.12 m²851.61 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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