



Edgehill Street, Reading, RG1 2PX.

£350,000 *Freehold*

2 1 1

A fine & extended two-bedroom home in central Reading.

This extended home is ideally located on a no-through road in central Reading, offering easy access to a wide range of local amenities, including Reading train station. The property has been significantly improved and features a delightful, modern kitchen/breakfast room with direct access to the rear garden. Further accommodation includes a spacious living room, landing, two double bedrooms, and an impressive first-floor shower room.

KEY FEATURES

- Two double bedrooms
- Downstairs WC
- Modern 1st floor shower room
- Spacious living room
- Very impressive kitchen/breakfast room
- Private rear garden
- Convenient for the train station



Reading

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MATERIAL INFO

Tenure: Freehold

Council Tax Band: C

EPC rating: To be confirmed



Ground Floor

Approximate total area⁽¹⁾82 m²883 ft²

Floor 1

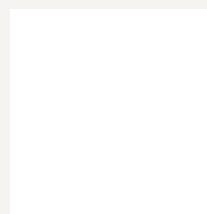
⁽¹⁾ Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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