



## Edgehill Street, Reading, RG1 2PX

£350,000 *Freehold*



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

0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...









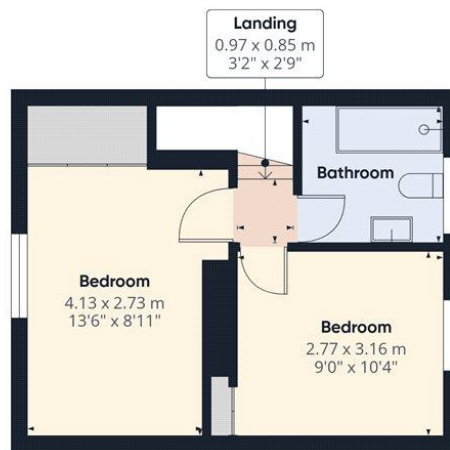
## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** C  
**EPC rating:** C





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
82 m<sup>2</sup>  
883 ft<sup>2</sup>

(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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA251095>

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.

Reading

0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.