

32 Edgehill Street, Reading, Berkshire. RG1 2PX.



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£375,000 Freehold

GREAT INVESTMENT OPPORTUNITY This Victorian middle terrace house is offered for sale with no onward chain. The accommodation comprises hall, living room, dining room, kitchen, ground floor bathroom, lean to conservatory, three first floor bedrooms and a good size loft. To the outside is an enclosed garden with lawn and patio area and gated rear access to a hard standing for off road vehicle parking, which is a real bonus being close to the town centre. The location is great as the Oracle shopping centre is less than a ten minute walk away. For the commuter junction 11 is only a ten minute drive away and Reading mainline railway station serves London Paddington in less than a half an hour is nearby. out of town shopping facilities can be reached by a regular bus service nearby. For buyers with children Katesgrove Primary School is within walking distance and there is a selection of secondary schools nearby to choose from. An internal viewing is highly recommended.

- Three good size bedrooms
- Ground floor bathroom
- Private rear garden
- Private driveway parking
- No onward chain
- Double glazed
- Two reception rooms
- Cul de sac location
- Walking distance to Reading town centre
- Family home or investment opportunity

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Property Description

GROUND FLOOR

Hall

lounge

3.12m x 3.48m (10' 3" x 11' 5")

Dining room

3.06m x 3.48m (10' 0" x 11' 5")

Kitchen

2.65m x 3.34m (8' 8" x 10' 11")

Bathroom

2.13m x 2.36m (7' 0" x 7' 9")

Conservatory/lean to

2.25m x 2.45m (7' 5" x 8' 0")

FIRST FLOOR

Bedroom one

2.48m x 2.77m (8' 2" x 9' 1")

Bedroom two

2.93m x 3.02m (9' 7" x 9' 11")

Bedroom three

2.02m x 2.07m (6' 8" x 6' 9")

OUTSIDE

Front and rear gardens

Off road driveway parking

Second floor

Loft room

2.94m x 5.05m (9' 8" x 16' 7")

Council Tax Band

C

