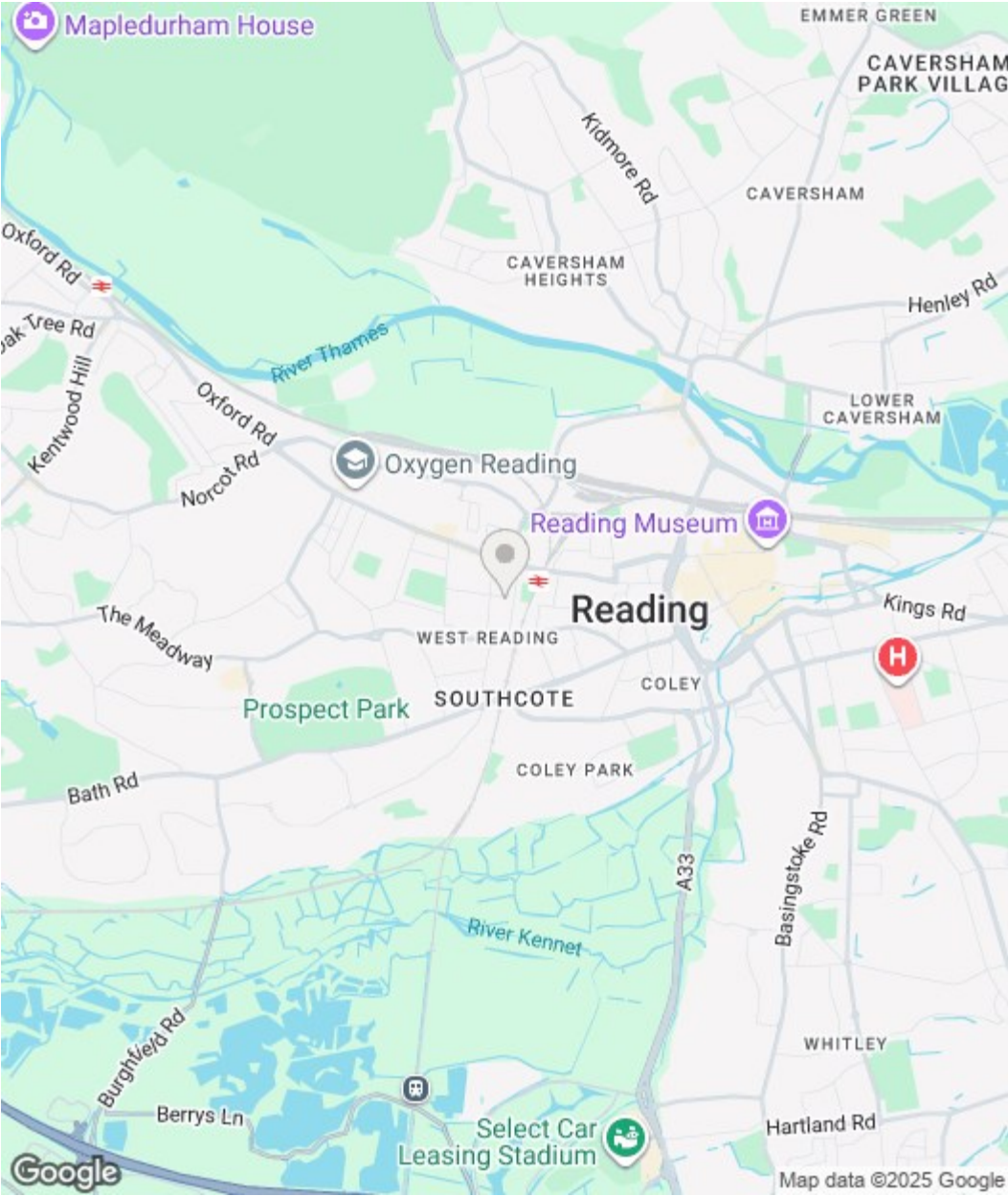




91 Edinburgh Road
, RG30 2UA

Guide price £400,000 Freehold



DESCRIPTION

VP - Nestled in a tranquil cul-de-sac on Edinburgh Road, this charming end-terrace house offers a delightful blend of comfort and convenience. The property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space. The well-appointed kitchen and dining room provide a perfect setting for family meals and entertaining, while the separate front living room offers a cosy retreat for relaxation.

With one bathroom on the first floor and convenient downstairs WC, this home is designed for modern living. The property also features a garage and off-road parking for up to three vehicles, ensuring ample space for residents and guests alike.

The enclosed rear garden, complete with side access, presents a wonderful outdoor space for children to play or for hosting summer gatherings.

Location is key, and this property does not disappoint. It is within walking distance to the train station, providing easy access to Reading Town Centre and beyond. A variety of amenities, bus routes, schools, and parks are also nearby, making it a perfect choice for families and commuters.

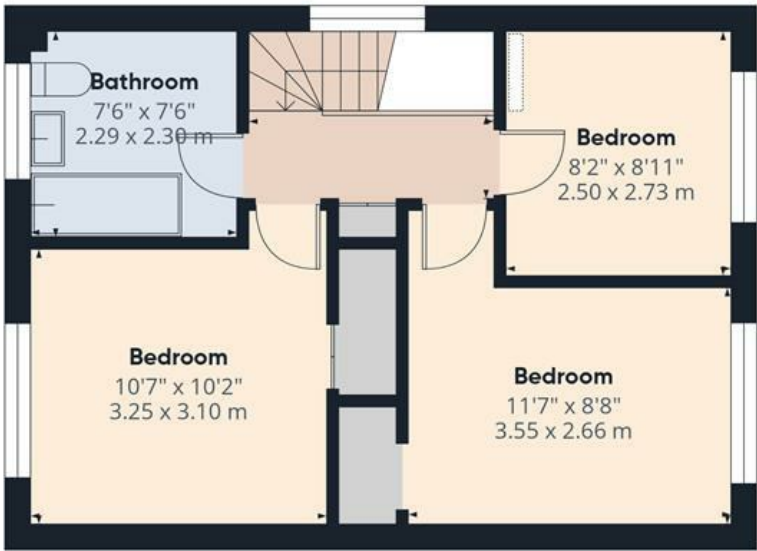
Council tax band - C

- SUMMARY OF ACCOMMODATION**
- THREE BEDROOMS
 - CUL DE SAC LOCATION
 - OFF ROAD PARKING
 - GARAGE & SIDE ACCESS
 - KITCHEN/DINING ROOM
 - END OF TERRACE
 - DOWNSTAIRS WC
 - WALKING DISTANCE TO WEST READING TRAIN STATION

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Ground Floor



Floor 1



Approximate total area^m
1020 ft²
94.8 m²

(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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