



**Edgehill Street
Reading, RG1 2PU**

£365,000

Gao
GetAnOffer



MAIN FEATURES:

- Well Presented Mid Terrace House Benefitting from No Onward Chain
- Fitted Kitchen
- Good Size Lounge/Diner
- Conservatory/Utility Room
- Ground Floor Family Bathroom/WC
- Three Bedrooms
- Good Size Low Maintenance Rear Garden

Discover this well-presented mid-terrace home on Edgehill Street, offered to the market with no onward chain—an ideal opportunity for first-time buyers, growing families or investors. The property features a fitted kitchen, a spacious lounge/diner, and a conservatory/utility room, providing excellent flexibility for modern living. A ground floor family bathroom/WC adds further convenience. Upstairs, you'll find three well-proportioned bedrooms, perfect for restful family spaces or home-working needs. Externally, the house boasts a good-size, low-maintenance rear garden, ideal for outdoor dining, children's play, or simple relaxation. Situated in a popular and well-connected part of Reading, Edgehill Street offers excellent access to Reading town centre, Reading Station, major bus routes and a selection of local shops, cafés and amenities. Families will appreciate the choice of well-regarded schools nearby, along with parks and green spaces for weekend walks and leisure. The area is also known for its strong community feel and convenient links to the M4, making commuting straightforward. A comfortable, practical home in a superb location—ready to move into



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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