HASLAMS Sales

Edgehill Street

£310,000

Reading, RG1 2PU

2 1 2 D

Positioned on a quiet no-through road within easy reach of Reading town centre, this thoughtfully updated Victorian terrace balances period character with contemporary living. Original features, including fireplaces and exposed floorboards, sit comfortably alongside carefully considered improvements. The accommodation is arranged over two floors and includes two separate reception rooms, each centred around a feature fireplace, together with a modern fitted kitchen and a WC. Upstairs are two bedrooms, principal with en suite bathroom and access to a versatile attic room, ideal as a home office. To the rear, a south-facing garden has been landscaped for low-maintenance living, ideal for outdoor dining. The location is particularly well connected, with the riverside restaurants, cafés and shops of The Oracle within walking distance, alongside Reading's mainline station, offering fast services to London Paddington and the Elizabeth Line. Excellent road links via the M4 and a comprehensive local bus network further enhance the property's appeal.

Interested? Please contact our sales team to find out more, or to book a viewing.

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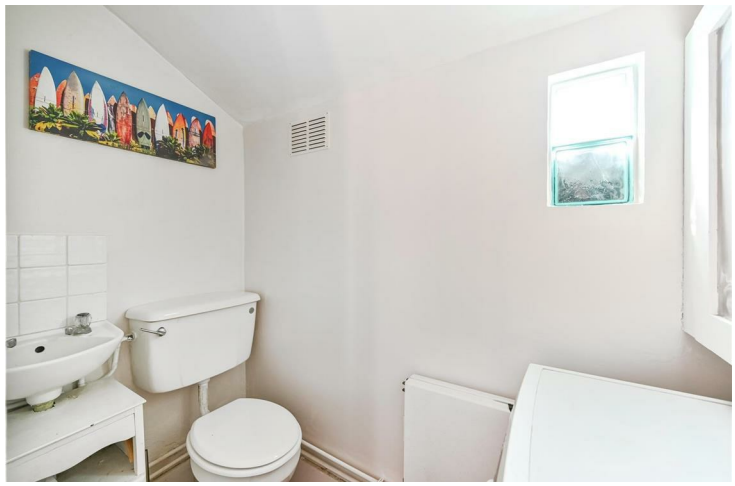
0118 960 1000

- 2 bedrooms with additional attic room, principal with en suite bathroom
- Separate reception rooms each with fireplace and exposed floorboards
- Modern fitted kitchen
- Ground floor WC
- South facing garden low maintenance garden
- Double glazed; Gas central heating



Council tax band C

Council-

Garden

Enjoying a south aspect the garden has been designed for ease and low maintenance with slate chippings and a step up leads to a further pebbled area with a brick paved path.

Additional information:

Parking

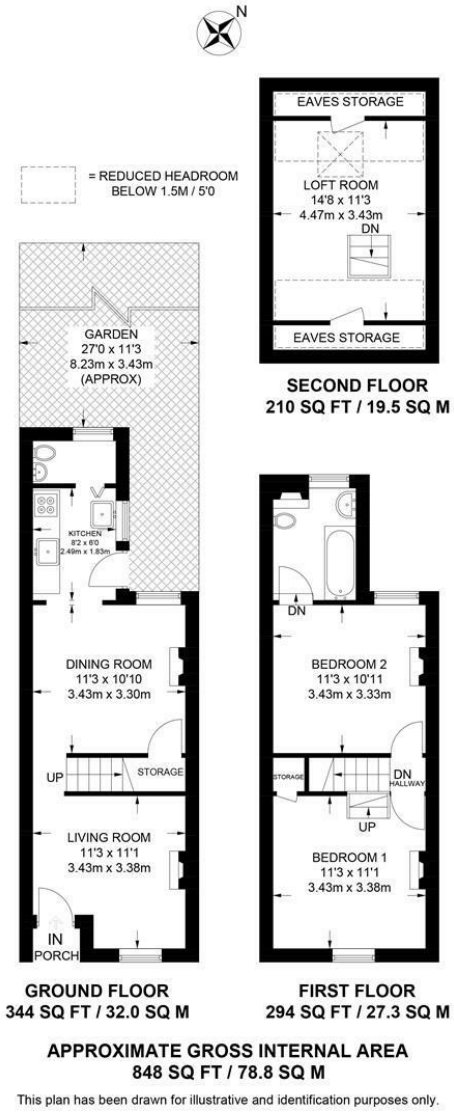
On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - gas central heating

Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan



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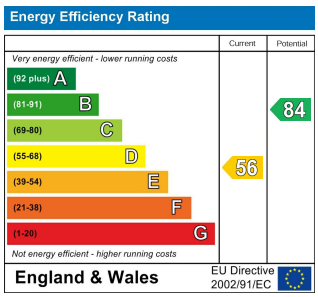

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