



EDINBURGH ROAD, BERKSHIRE, RG30 2UA
GUIDE PRICE £300,000 FREEHOLD

TWO BEDROOM TERRACED FAMILY HOME RECENTLY IMPROVED BY CURRENT OWNERS

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DESCRIPTION:

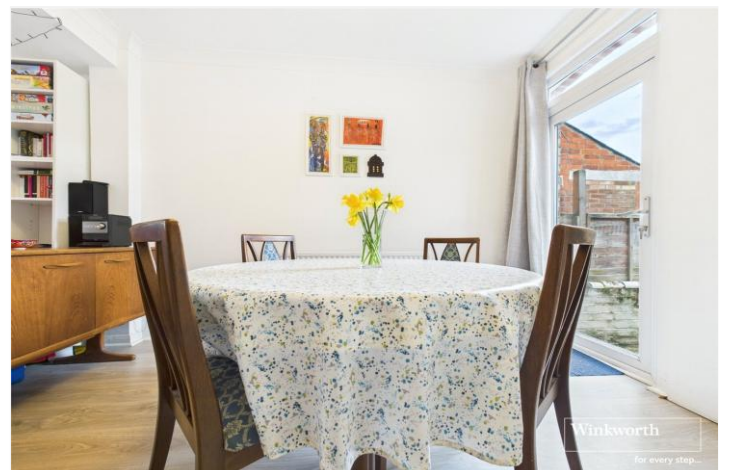
Situated in a highly desirable residential neighbourhood, this terraced property boasts an inviting entrance hallway leading to a spacious open plan living and dining room - perfect for entertaining or unwinding. The well-equipped kitchen and convenient ground floor bathroom enhance the home's practicality. Upstairs, two generously proportioned bedrooms offer ample space for relaxation.

Maintained to a high standard, this home features recently replaced windows and doors at the front, and cosmetic enhancements carried out by the current owners. The low-maintenance fully enclosed garden provides a tranquil outdoor space, while residents can benefit from permit parking for easy access.

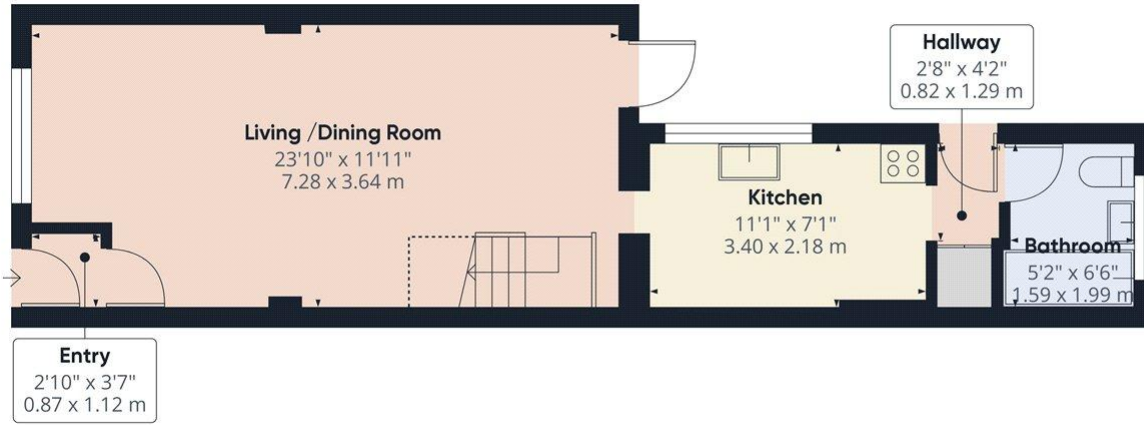
Conveniently positioned near local amenities, schools, and public transport links and Reading West Train Station located 0.2 miles away , this property offers a central location for modern living. Don't miss the opportunity to explore the comfort and convenience of this delightful residence - arrange a viewing today!

AT A GLANCE

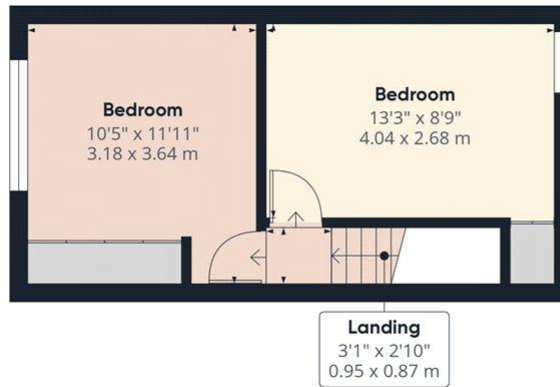
- Two Double Bedrooms
- Close Proximity To Reading West Train Station (0.2m)
- New Front Windows & Door 2022
- Extended
- Ground Floor Bathroom
- Low Maintenance Garden
- Open Plan Living /Dining Area
- Well Appointed Kitchen







Ground Floor



Floor 1

Approximate total area⁽¹⁾

668.11 ft ²
62.07 m ²

Reduced headroom

14.61 ft ²
1.36 m ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

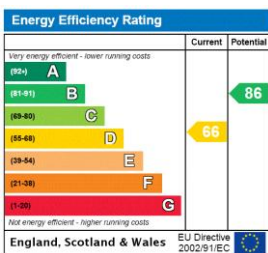
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax Band: C

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.



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