

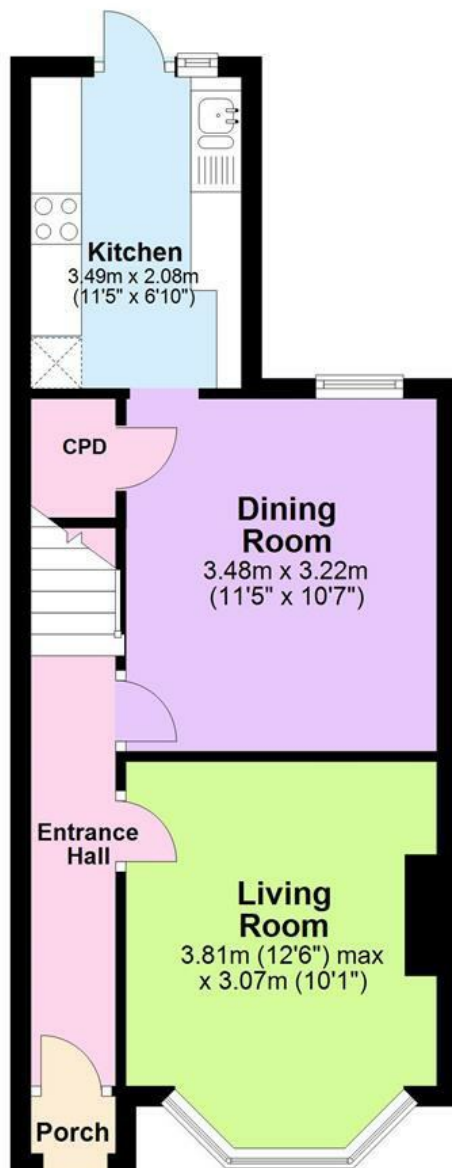


52, Edinburgh Road

www.patrickwilliams.co.uk

RW.

Ground Floor
Approx. 39.0 sq. metres (420.3 sq. feet)



First Floor
Approx. 35.5 sq. metres (382.3 sq. feet)



Total area: approx. 74.6 sq. metres (802.6 sq. feet)

52, Edinburgh Road, Berkshire, RG30 2UB
£315,000

Overview

VIEWINGS TO COMMENCE SATURDAY 19TH JUNE. An excellent opportunity to purchase this superb, Victorian bay-fronted terrace home set in a sought-after west Reading location, and full of original charm and character. The property offers a bay fronted living room with an original period fireplace, a separate dining room with a period fireplace plus a modern kitchen with solid oak working surfaces, integrated hob and double oven. Upstairs there are two good size double bedrooms, both with original fireplaces, and a fantastic bathroom featuring both roll-top bath and separate shower cubicle. This lovely home is within a short walk of Kensington recreation ground, shops, schools, buses and West Reading train station. Reading town centre and Reading mainline station are also within walking distance. To the rear is a well-maintained, enclosed garden with a westerly aspect.

Location

The property is located in one of West Reading's popular roads with excellent access to shops, schools, green spaces, bus services into Reading town centre and convenient access to either West Reading or Reading mainline station both within walking distance. Kensington Park with its playground and sports grounds is just a few minutes walk away.





PATRICK WILLIAMS
209 Halls Road
Tilehurst RG30 4PT

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.