



TOTAL FLOOR AREA: 757 sq. ft. (70.3 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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105 Edgehill Street, Reading, RG1 2PU
 Price £345,000 Freehold

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Full Description

Masons are proud to offer to the market this immaculately presented two bedroom Victorian mid-terrace, located close to Reading town centre and mainline station, and with great links to the M4 motorway. The property has undergone major improvements including two new bathroom suites, a new boiler and a new consumer unit. Further benefits include a spacious 25ft living/dining room, an open plan style modern kitchen, a downstairs bathroom, two double bedrooms, an ensuite bathroom and a fully boarded 12ft loft, with potential to convert. Complete with a private rear garden. Viewing highly recommended. NO CHAIN.

- New Boiler
- Two New Bathroom Suites
- 25ft Living/Room
- 12ft Loft
- Striking Distance to Town Centre
- Private Rear Garden
- Immaculate Condition
- Viewing Recommended

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Front door opens to:

Living/dining room:
 25'4" x 11'9"
 double glazed twin aspect, with a door opening to the rear garden. Opening to:

Kitchen: 8'11" x 6'6"
 double glazed side aspect, modern range of eye and base level units with solid wooden tops, integrated oven and hob and space and plumbing for additional appliances. Door to:

Bathroom: double glazed side aspect, a panel enclosed L shaped bath, wash

basin in vanity unit and low level WC.

First floor has doors to:

Bedroom 1:
 15'2" x 8'10" double glazed front aspect with built-in cupboard.

Bedroom 2:
 11'9" x 9'11" double glazed rear aspect and door to:

Bathroom: double glazed rear aspect, L shaped bath with rainfall shower over, low level WC and wash basin in vanity unit.

Loft hatch with inbuilt

ladder to:

Loft: 12'5" x 11'10"
 light and power.

Outside: To the rear there is a private garden, with patio and shingled area all enclosed by timber fencing and brick wall.

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