



52 Edinburgh Road, Reading, Berkshire, RG30 2UB
Guide Price £335,000 Freehold

sansome  george
Residential Sales & Lettings

- Well Presented Throughout With Character Features
- Living Room With Bay Window & Fireplace
- Entrance Hall With Staircase To Landing
- 2 Double Bedrooms
- Located 0.2 Miles From Train Station

- 50' (16m) Westerly Aspect Rear Garden
- Fitted Kitchen With Door To Garden
- Rear Aspect Dining Room With Period Fireplace
- Separate First Floor 4 Piece Bathroom
- Potential To Extend (Subject To Consents)

A well-presented, two-bedroom Victorian terraced property with an upstairs bathroom, located just over a mile west of Reading town centre. This attractive property has retained desirable period character features and has been well maintained throughout. The area offers an excellent range of everyday amenities within easy walking distance, including cafés, restaurants, pubs, gyms, supermarkets, local shops and great transport links.

The property sits behind an original brick wall and quarry tiled path. The living room has a front aspect bay window and an original cast iron fireplace with decorative tiles. The separate dining room, with a period fireplace and engineered wood flooring, leads onto a well presented kitchen with a comprehensive range of fitted units, solid oak worktops, an integrated oven and a gas hob. A door from the kitchen leads to the charming west facing rear garden. On the first floor, two bedrooms and a bathroom are all separately approached from the first floor landing. Both double bedrooms retain the original feature fireplaces, with bedroom one boasting bespoke full height fitted wardrobes. The spacious dual aspect bathroom is fitted with a white four piece suite, which includes a free standing bath and separate shower cubicle.

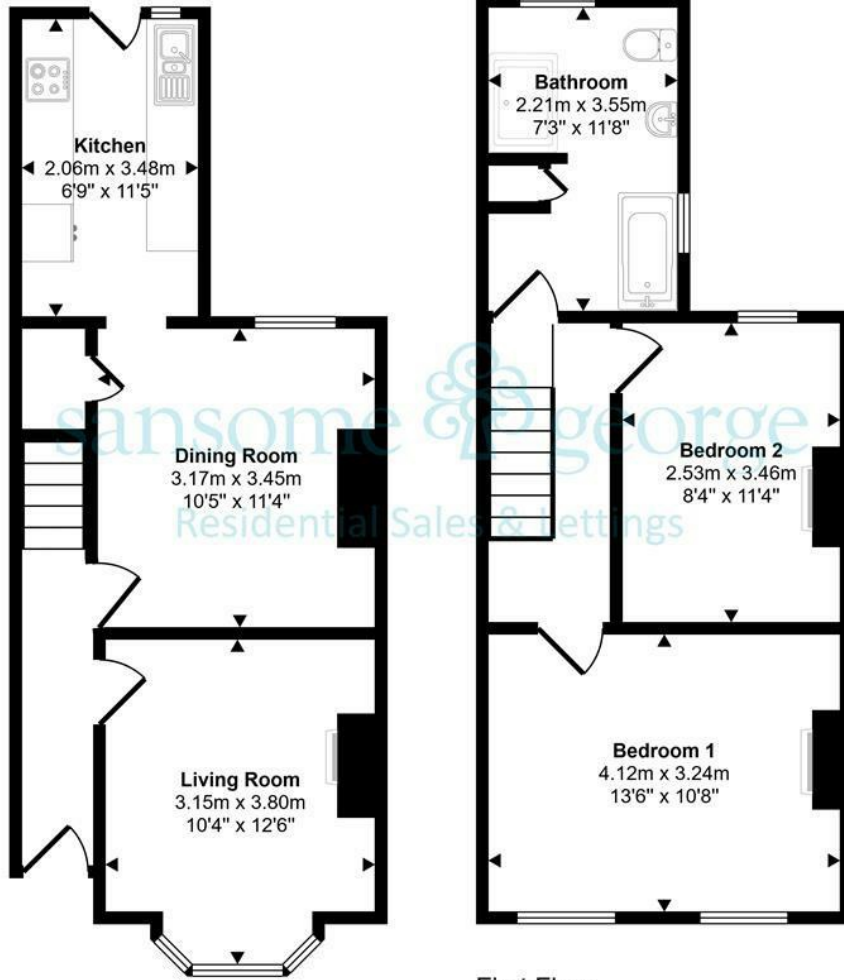
This property is ideal for first-time buyers and Edinburgh Road is a popular residential address that perfectly combines convenience with community living. The open green spaces of Prospect and Kensington parks are nearby and regular bus services are a minute's walk away. Reading West station is also just 0.2 miles away, offering rail links to London Paddington, Basingstoke and Oxford, making this an excellent location for commuters looking to enjoy the best of both city accessibility and neighbourhood charm.

Please contact Sansome & George Estate Agents for further information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band C



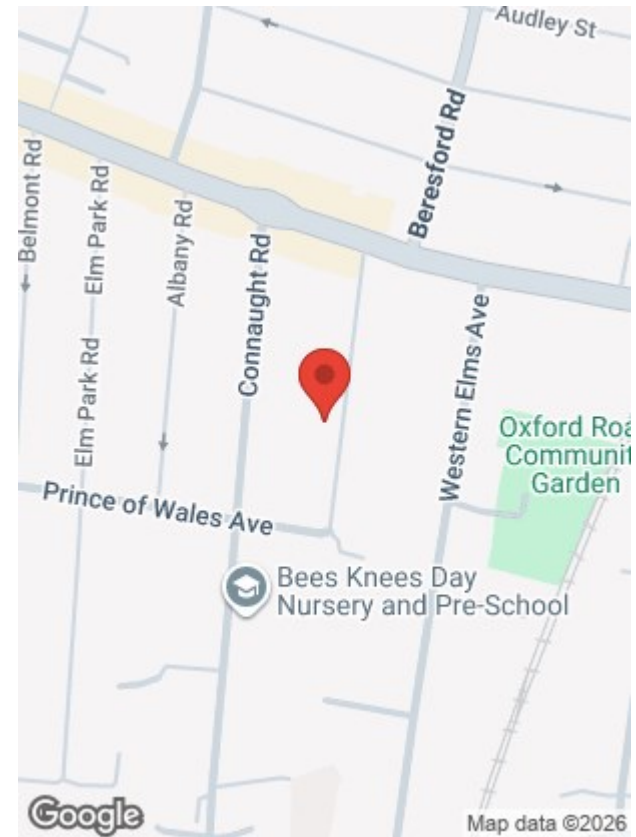
Approx Gross Internal Area
72 sq m / 779 sq ft



Ground Floor
Approx 36 sq m / 387 sq ft

First Floor
Approx 36 sq m / 392 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	54	66
England & Wales	EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome  george
Residential Sales & Lettings