



6 Dresden Way  
Tilehurst, RG30 6BG

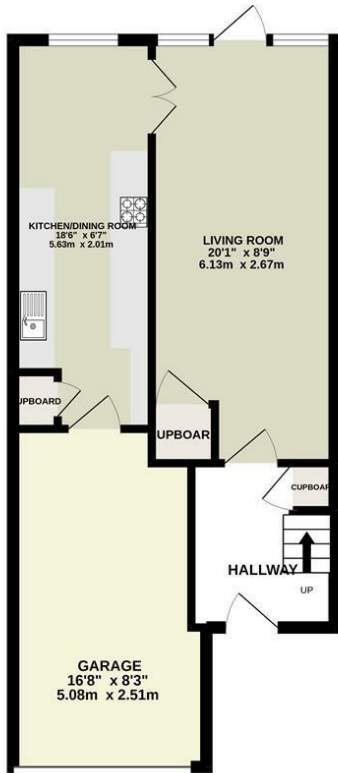
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# 6 Dresden Way

GROUND FLOOR

1ST FLOOR



## DESCRIPTION:

VP - Presented to the market with no onward chain complications is this three bedroom house with off road parking and a garage. The property comprises entrance hallway, living room, kitchen/dining room with access into the garage. On the first floor there are three generous size bedrooms and a bathroom. The rear garden is enclosed with a patio and lawn area.

## SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- GARAGE
- CUL DE SAC LOCATION
- KITCHEN/DINING ROOM
- OFF ROAD PARKING
- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- GARDEN

## ADDITIONAL INFO:

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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## VIEWING STRICTLY BY APPOINTMENT:

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Energy Efficiency 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			
England & Wales		EU Directive 2002/91/EC	

92 School Road  
Reading  
RG31 5AU