

## 3 Dalton Close, Tilehurst, Reading, Berkshire, RG30 4XH

Guide price £330,000 Freehold

- TWO DOUBLE BEDROOMS
- GARAGE IN BLOCK
- 2 YEAR OLD KITCHEN
- GARDEN WITH REAR ACCESS
- 2 YEAR OLD BATHROOM
- UPVC DOUBLE GLAZING WINDOWS
- 360 VIRTUAL TOUR
- CLOSE TO SCHOOLS & AMENITIES



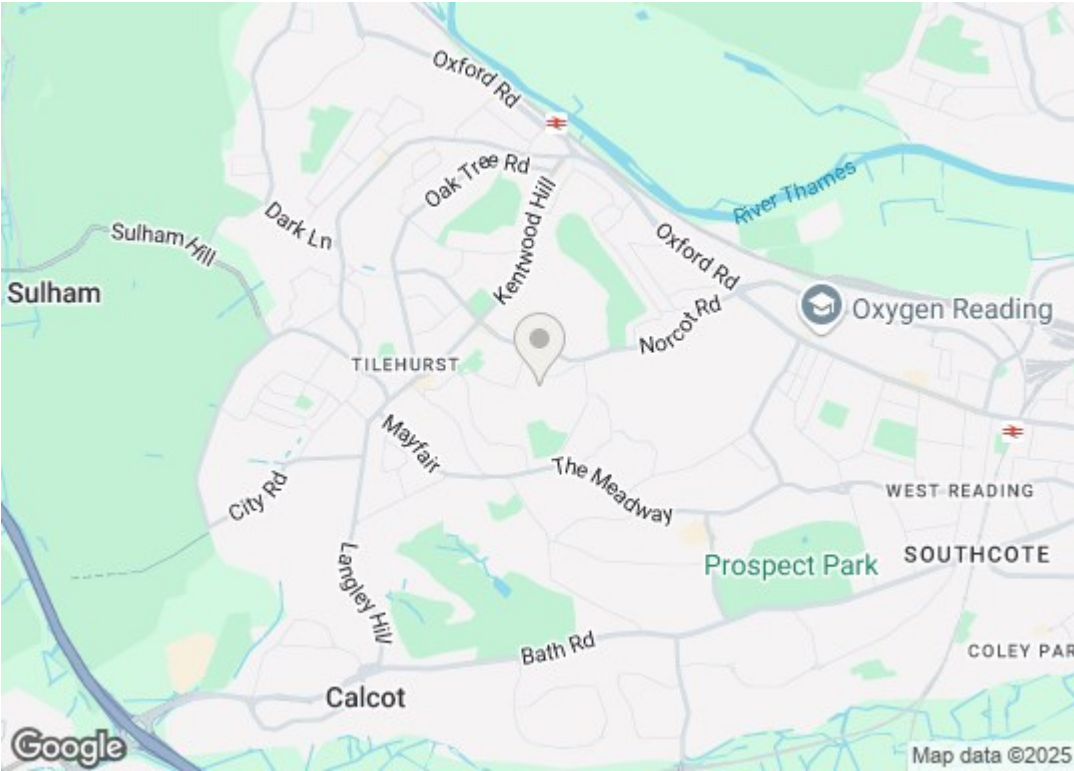
VP - Presented to the market is this mid terrace property boasting two generously sized double bedrooms, providing ample space for relaxation and rest. The heart of the home is a beautifully refitted kitchen/dining room, perfect for entertaining guests or enjoying family meals.

The modern refitted bathroom adds a touch of luxury, ensuring that your daily routines are both convenient and enjoyable. Additionally, the property features a living room that offers a welcoming space for relaxation or social gatherings.

Outside, you will find a well-maintained garden, complete with a rear access gate, allowing for easy entry and exit. For those with vehicles, there is street parking, along with a garage located in a nearby block, providing extra storage.

The location is particularly advantageous, as it is in close proximity to local schools, a variety of amenities, and bus routes, making commuting and daily errands a breeze. Furthermore, the vibrant Tilehurst centre is just a short distance away, offering a range of shops and services to cater to your needs.

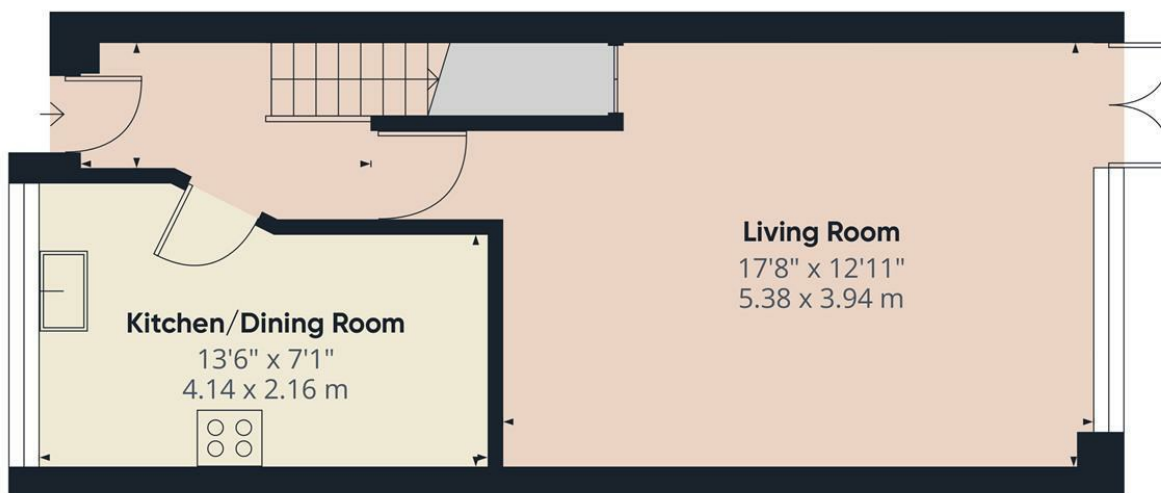
Council tax band - C



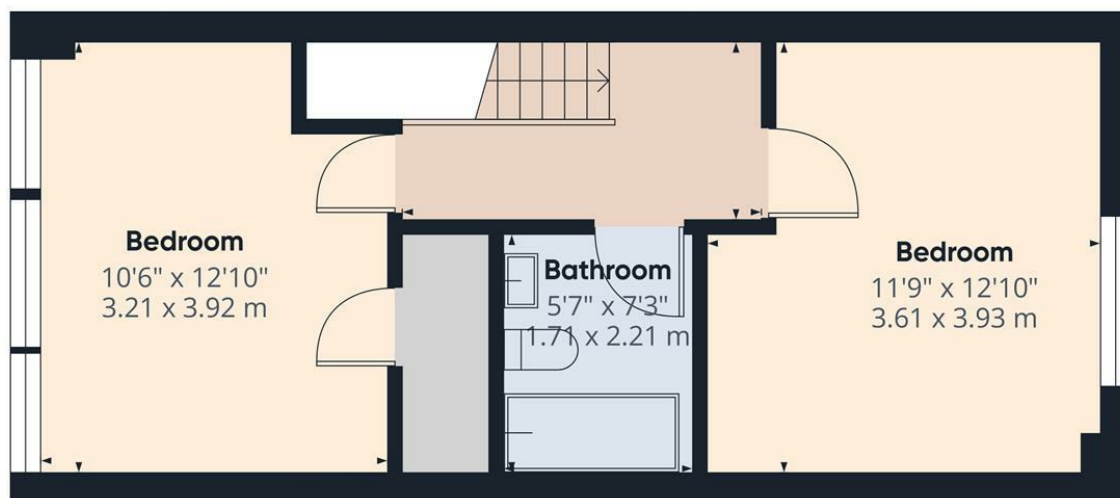
DIRECTIONS

ADDITIONAL INFORMATION

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



Ground Floor



Floor 1



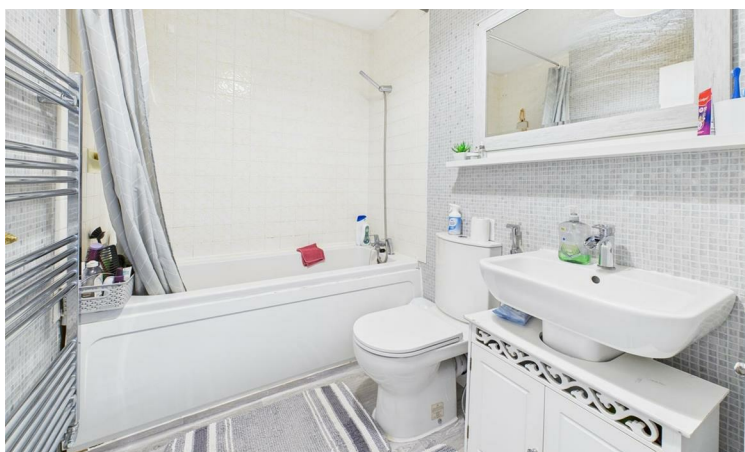
Approximate total area<sup>(1)</sup>  
 761 ft<sup>2</sup>  
 70.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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