



1 Derwent Avenue
Tilehurst, RG30 6DN

Guide price £350,000 Freehold



[VillageProperties.co.uk](https://www.villageproperties.co.uk)

1 Derwent Avenue

DESCRIPTION:

VP - No onward chain. Presented to the market is this extended three bedroom semi detached corner plot house with easy access to Tilehurst train station, local schools, bus stops, amenities and parks. The property comprises entrance hall, living room, dining room, WC and kitchen. On the first floor there are three bedrooms and a bathroom. Externally there is off road parking, front and rear gardens and storage sheds.

Council tax band - C

SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- SEMI DETACHED
- EXTENDED
- DOWNSTAIRS WC
- THREE BEDROOMS
- OFF ROAD PARKING
- CORNER PLOT

ADDITIONAL INFO:

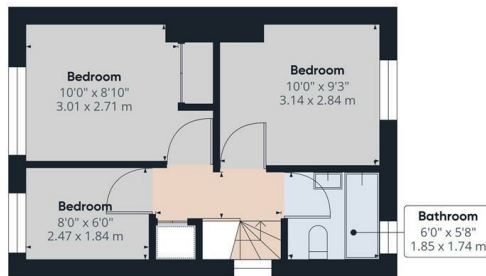
VIEWING STRICTLY BY APPOINTMENT:

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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	



Ground Floor



Floor 1



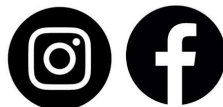
Approximate total area⁽¹⁾
 748.31 ft²
 69.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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