



22 Acorn Way, Gloucester, GL2 4AY

Asking Price £280,000

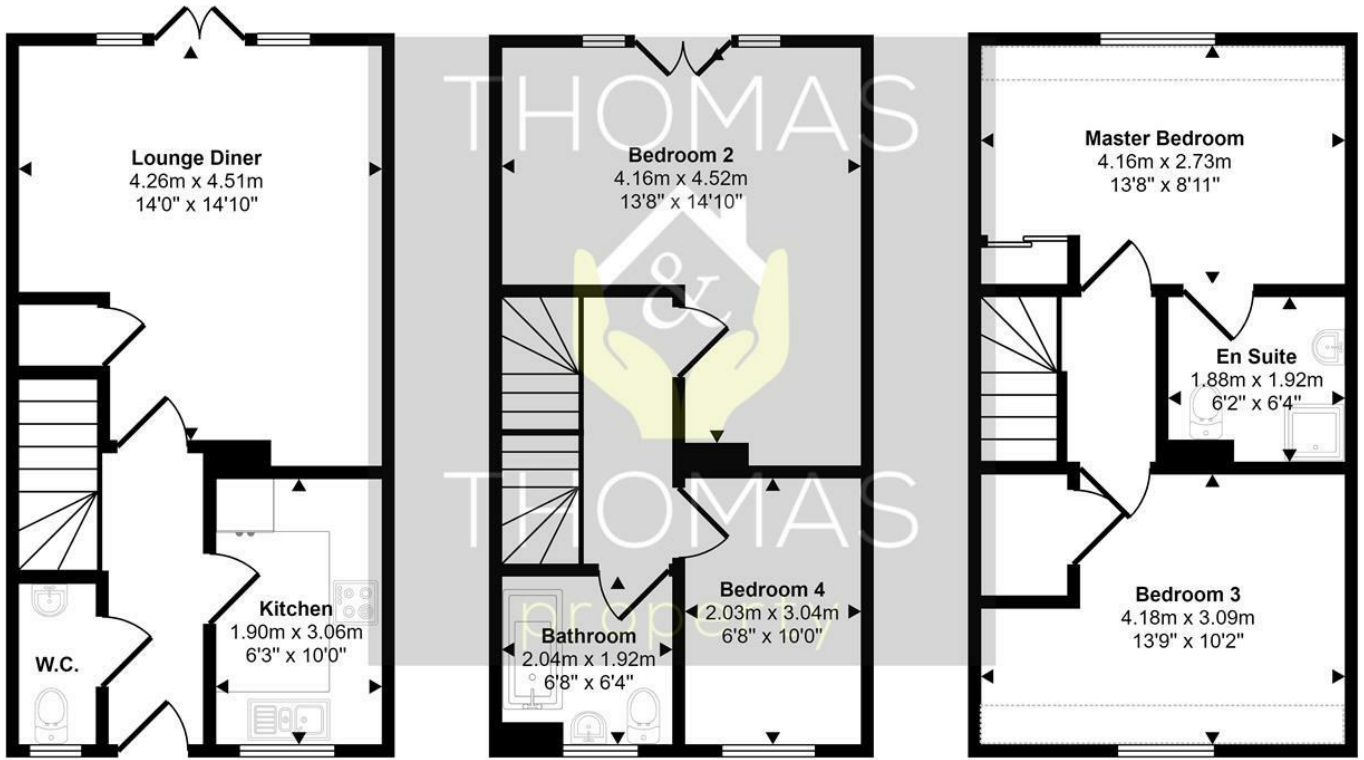
We are pleased to offer this four bedroom townhouse in the popular Hunts Grove development. The property is offered for sale with no onward chain and presented in excellent decorative. The property is warmed via gas central heating and briefly comprises of entrance hall with downstairs WC, Kitchen with integrated fridge freezer and dishwasher, separate lounge with storage cupboard and patio doors leading to the garden.

To the first floor is an L shaped second bedroom with a Juliet balcony, the fourth bedroom and main bathroom with shower over bath. On the top floor, we have the master bedroom with fitted wardrobes and en-suite shower room and the third double bedroom.

The property also benefits from having an enclosed rear garden with gated access.

- Hunts Grove Development
 - Four Bedrooms
 - Three Storey
 - En Suite
 - Garage
 - Chain Free

Approx Gross Internal Area
100 sq m / 1080 sq ft



Ground Floor
Approx 34 sq m / 361 sq ft

First Floor
Approx 33 sq m / 359 sq ft

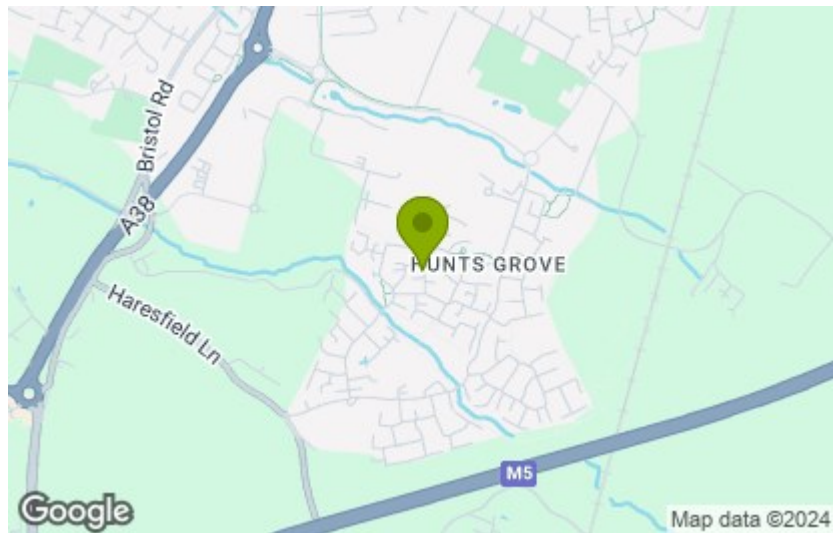
Second Floor
Approx 33 sq m / 360 sq ft

Denotes head height below 1.5m

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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
77	
England & Wales	EU Directive 2002/91/EC

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



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