



48 Acorn Avenue
Offers Over £220,000

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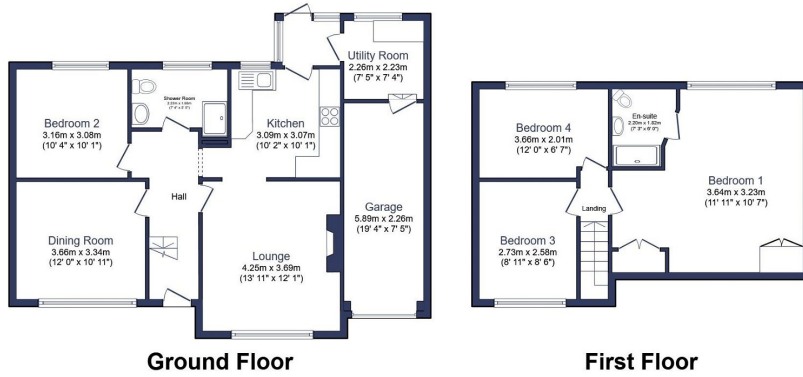


Offering over 1450sq ft of well presented accommodation over two floors. This semi detached home provides flexible living and sleep arrangements and boasts two generous reception room on the front elevation. The spacious, bright and airy lounge has an opening into a fitted breakfasting kitchen, there is a new rear porch which provides access to both the rear garden and utility room. There is a double bedroom and shower room on the ground floor. Upstairs there are three double bedrooms, one with an en suite shower room.

Externally to the front is an extended driveway providing ample off street parking and an attached garage.

This superb home has the added benefit of being advertised For Sale with no Onward Chain.





- Four bedroom Dorma bungalow
- Fitted breakfasting kitchen
- Rewired
- West backing easily maintained garden
- Gas central heating
- Two spacious reception rooms
- Refitted ground floor shower room
- First floor bedroom with en suite
- Attached garage with access to utility room
- Chain Free

Total floor area 135.5 m² (1,458 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Energy performance certificate (EPC)

EPC reference 0420-20204-1038	Energy rating D	Valid until 10 January 2037
Property type Semi-detached bungalow	Creation number 0420-2020-4794-0002-0911	

Property type Semi-detached bungalow
Total floor area 98 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance on the regulations and exemptions](#) from <https://www.gov.uk/government/consultations/energy-efficiency-standards-for-rented-properties>

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve the property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		94 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.
 Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 • the average energy rating is D
 • the average energy score is 60

Breakdown of property's energy performance

<https://www.energy-certificates.service.gov.uk/energy-certificates/0420-2020-4794-0002-0911>

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