

**£400,000**

Offered with no upper chain this larger than average three bedroom family home is in need of some updating and boasts potential to extend and to add driveway parking S.T.P.P. Briefly comprising a kitchen diner, spacious lounge overlooking the large, private south facing rear garden which backs onto a wooded copse, upstairs can be found three large bedrooms and a bathroom with separate WC. All located within walking distance of popular schools and local shops.

# Property Description

## **Entrance Porch**

Double glazed window to front and side aspect, door to hall way.

## **Entrance Hall**

Stairs rising to first floor, door to kitchen, door to living room, storage cupboard, radiator.

## **Lounge**

Double glazed sliding door to rear garden, radiator, back boiler located behind fireplace.

## **Kitchen**

Double glazed window to front, range of floor and wall mounted units, space for oven, space for dishwasher, space for washing machine, space for dryer, space for fridge, space for freezer, stainless steel sink with drainer, radiator.

## **Landing**

Doors to all bedrooms, bathroom and separate WC, access to loft, airing cupboard housing hot water cylinder.

## **Bedroom 1**

Double glazed window to rear, built in wardrobe, radiator.

## **Bedroom 2**

Double glazed window to front, storage cupboard, radiator.

## **Bedroom 3**

Double glazed window to rear, radiator.

## **Bathroom**

Frosted double glazed window to front, panel bath with shower over, pedestal hand wash basin, extractor fan, radiator.

## **Separate WC**

WC, frosted double glazed window to front.

## **Rear Garden**

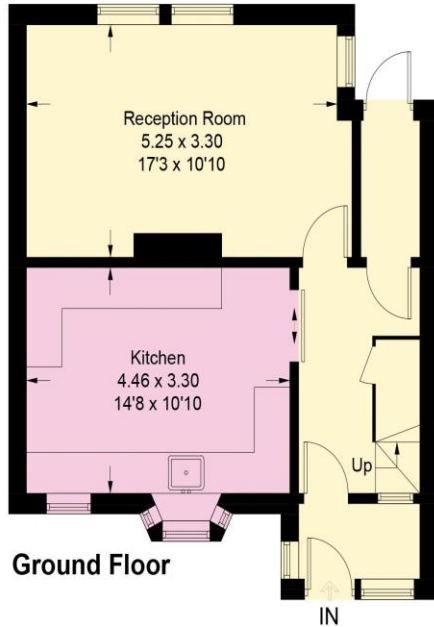
Mainly laid to lawn with patio area, mature shrub beds, storage shed.

## **Front garden**

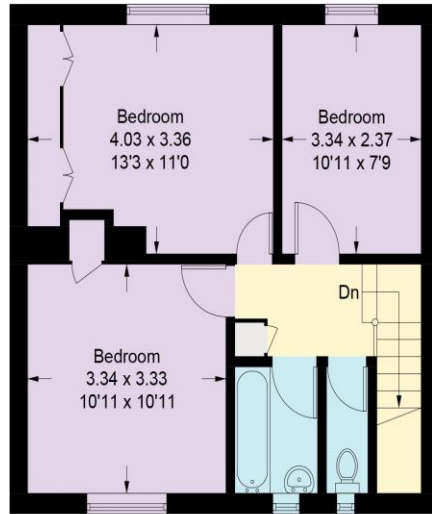
An open plan front garden which has been block paved for ease of maintenance and offer the potential to provide driveway parking subject to dropped kerb permission.



## Acorn Road



Ground Floor



First Floor

Approximate Total Area  
990 sq ft / 92.0 sq m

This plan is for layout guidance only.  
Not drawn to scale unless stated.  
Windows and door openings are approximate.  
Whilst every care is taken in the preparation of this plan,  
please check all dimensions,  
shapes and compass bearings before  
making any decisions reliant upon them. (ID1309542)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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