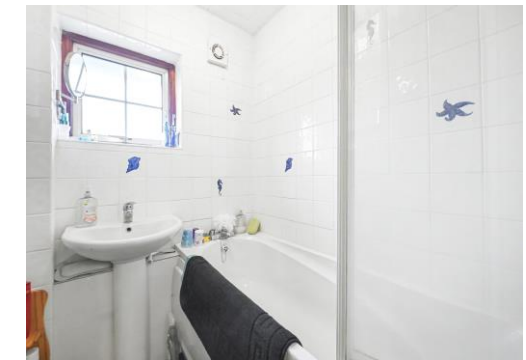






**Offers in Excess of
£390,000**

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.

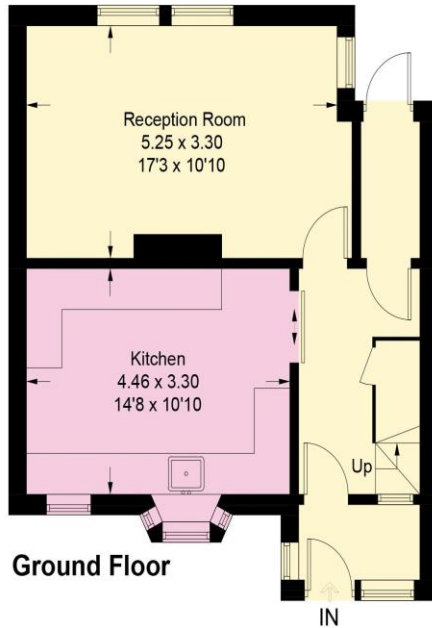
Front garden

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.

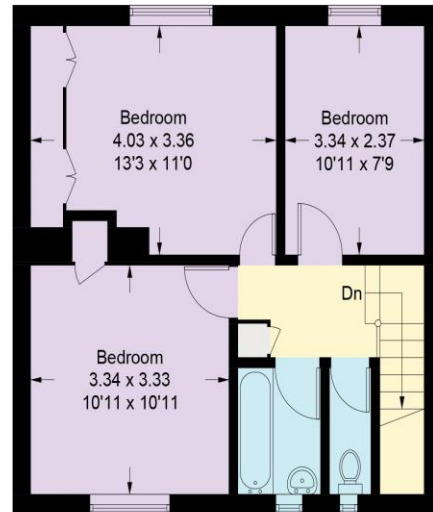


Acorn Road

Approximate Total Area
990 sq ft / 92.0 sq m



Ground Floor



First Floor

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		

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)

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents