



Acorn Gardens, Reading

- Two Double Bedrooms
- Allocated Parking
- Quiet Courtyard
- Open Plan Lounge Diner
- WC
- End Terrace
- Rural Location
- Close to Excellent Local Shops
- Two Bathrooms (One Ensuite)
- Popular Location

Asking Price £310,000

Tenure: Freehold

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Acorn Gardens, Reading

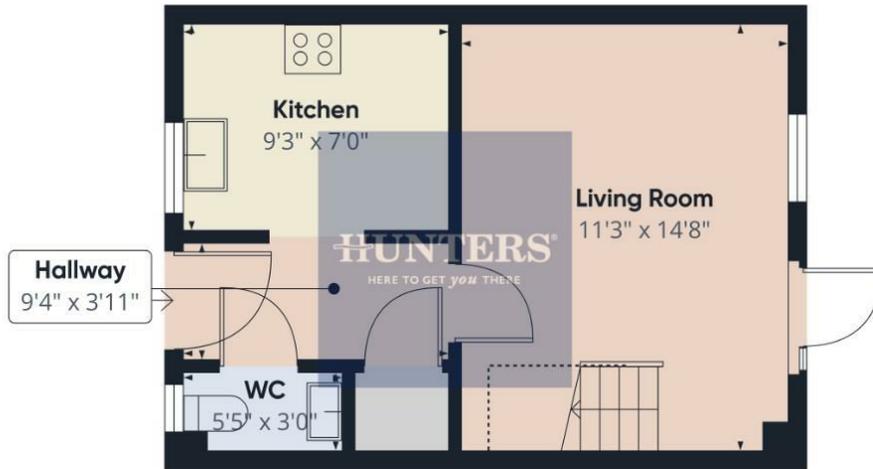
DESCRIPTION

A well-presented two-bedroom home set in a quiet courtyard location, featuring an open-plan lounge/diner, two bathrooms, a private south-east facing garden and allocated residents' parking.

The property includes a modern kitchen overlooking the courtyard, a spacious lounge/diner with garden access, and a downstairs cloakroom. Upstairs offers two bedrooms, including a main bedroom with built-in wardrobes and an ensuite, plus a family bathroom.

Outside, the rear garden is private, south-east facing and mainly laid to lawn with a patio area. Conveniently located close to local schools, amenities, transport links to Reading and Basingstoke, and easy access to the M4.





Floor 0



Floor 1



Approximate total area^m
626 ft²
Reduced headroom
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		72	
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

wokingham@hunters.com <https://www.hunters.com>



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