



21 Acorn Way, Gloucester, GL2 4AY

Offers Over £280,000

Thomas and Thomas are pleased to bring to the market this very well presented three bedroom family home in Hardwicke which benefits from off road parking and a garage.

Briefly comprising of: Entrance hall with WC leading to the modern size kitchen / diner with ample cupboard space and room for freestanding appliances. To the back of the house is a good sized lounge with double doors opening on to the low maintenance garden which has been updated by the current owners to create a fantastic entertaining space.

Upstairs there are three bedrooms, two doubles and a single bedroom which is currently used as a walk in wardrobe space. The master benefits from an en suite shower room and finally family bathroom with shower over bath.

This lovely property is ready to move straight in to. Please have a walk around our virtual tour and call today to book your viewing.

- Three Bedrooms
- Driveway Parking & Garage
- Immaculate Throughout
 - Kitchen / Diner
- En Suite & Family Bathroom
- Low Maintenance Garden

Approx Gross Internal Area
77 sq m / 824 sq ft




Ground Floor

Approx 38 sq m / 411 sq ft

First Floor

Approx 38 sq m / 412 sq ft

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		71	84
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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