



## 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

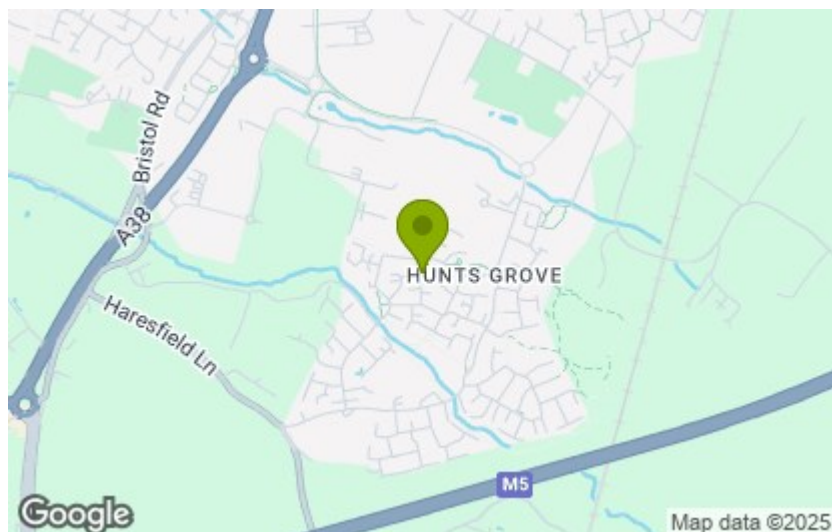
## First Floor

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 <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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