

**SANSOME  
& GEORGE**

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**60 Acorn Gardens, Burghfield Common, Reading, West  
Berkshire, RG7 3GN**

**Offers in excess of £340,000  
Freehold**

## 60 Acorn Gardens, Burghfield Common, Reading, West Berkshire, RG7 3GN

SANSOME & GEORGE - \*\* Virtual tour available \*\*

Step into this charming terraced house located in Burghfield Common. This delightful property boasts two spacious bedrooms, perfect for a small family or couple looking for a cosy home. The house is both convenient and practical, with a lovely garden to enjoy outdoor living and off-street parking for your convenience. The interior is tastefully decorated, creating a warm and inviting atmosphere. Enjoy the peaceful surroundings and friendly community in this desirable location. Don't miss the opportunity to make this house your own and create memories for years to come. Book a viewing today and start envisioning your life in this wonderful property.

EPC - C

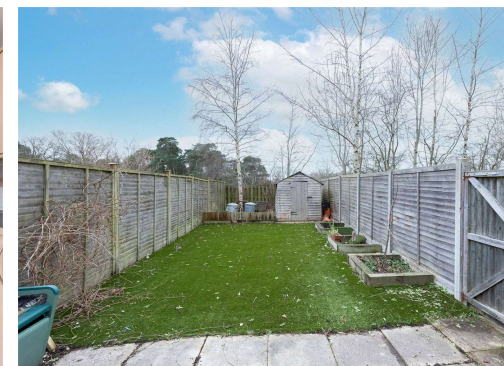
Local Authority - West Berkshire

Council Tax Band - C

Services available – mains gas, drainage and electric.

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.

- 2 Bedroom home
- Entrance Hall
- Downstairs Cloakroom
- Fitted Kitchen
- Living room
- Ensuite to bedroom,
- Bathroom
- Garden

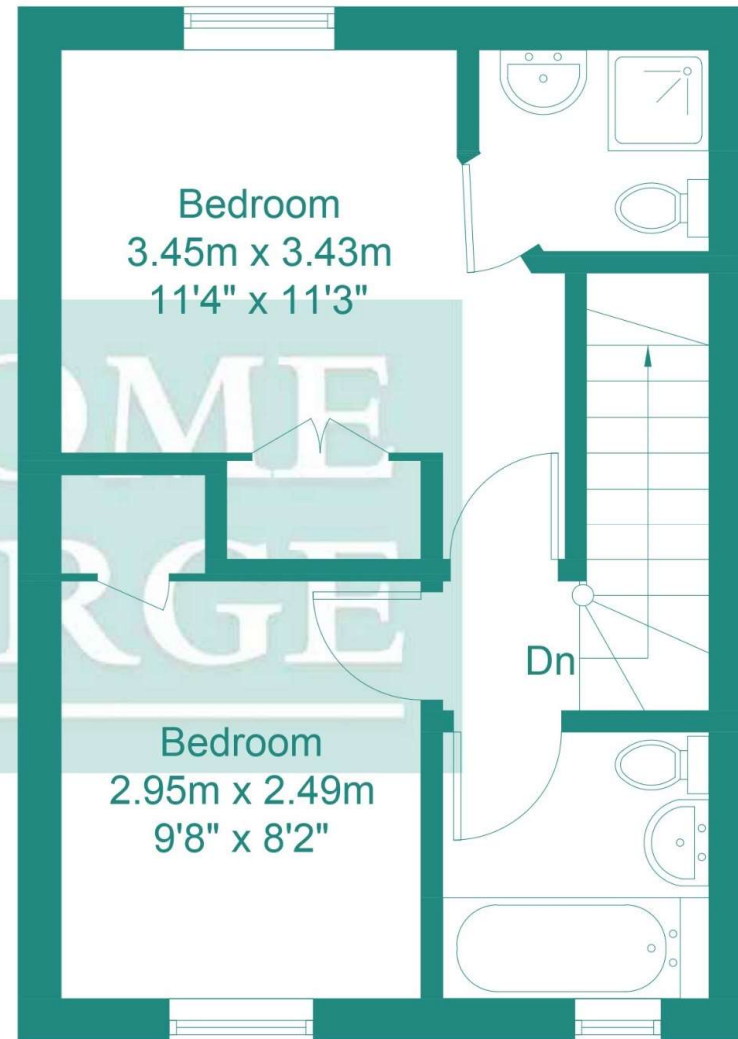






### Ground Floor

Approximate Gross Internal Area  
30.0 sq m / 323 sq ft



### First Floor

Approximate Gross Internal Area  
29.7 sq m / 320 sq ft

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. (ID822346)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Sansome and George - Mortimer

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

**Anti-Money Laundering Statement:** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.