

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



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20 Acorn Gardens, Burghfield Common, Reading, Berkshire,

Asking Price £310,000 Leasehold

SANSOME & GEORGE ** Virtual Tour Available **

Presenting this 2 BEDROOM end of terrace house located in a Burghfield common. This modern property boasts two bedrooms, perfect for a small family or professionals looking for a cosy home. The house features a garden, ideal for outdoor entertaining or simply relaxing in the tranquil surroundings. The generous kitchen / Breakfast room offers ample storage and workspace, making meal preparation a breeze. Situated in a desirable location, this property offers easy access to local amenities, schools, and transport links.

EPC EER - C

Council Tax Band Band C

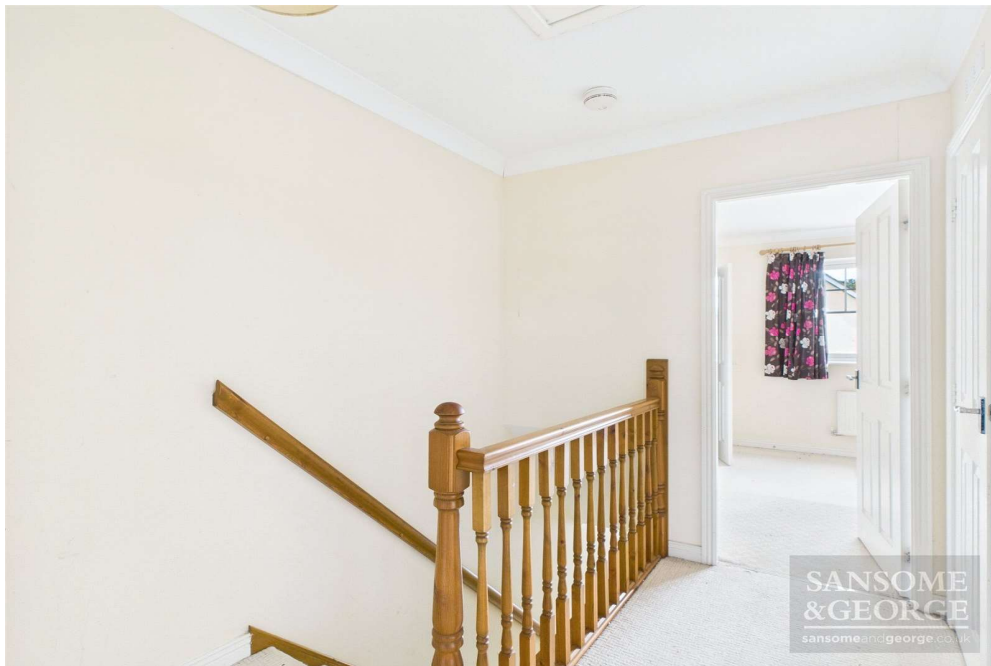
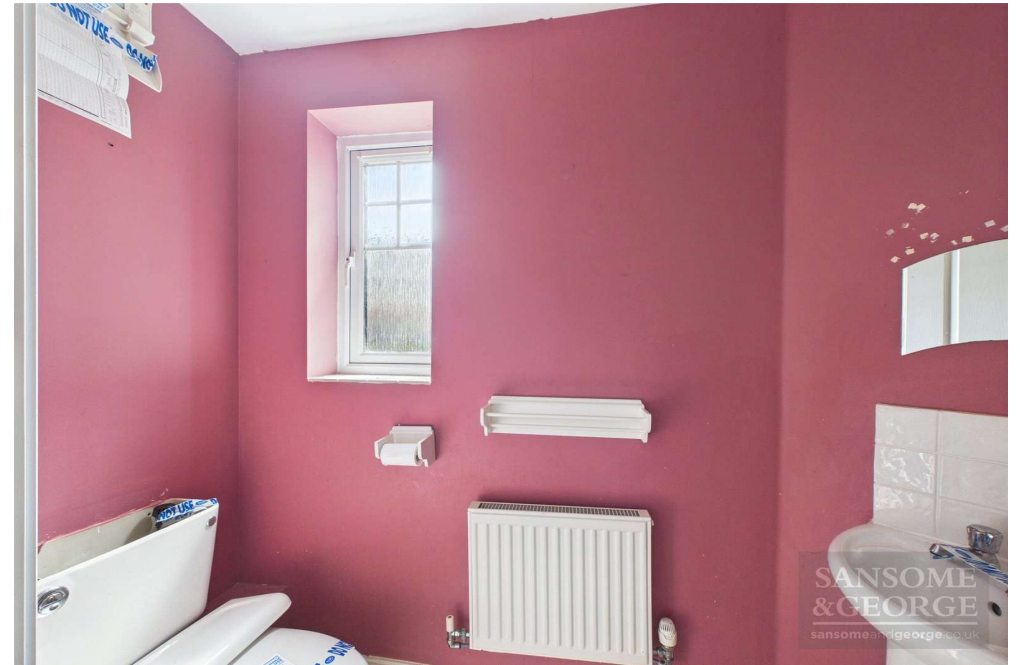
Council Tax Estimate £2,118

Local Authority West Berkshire

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 end of terrace home
- Hall, Downstairs Cloakroom
- Living room
- Kitchen / Breakfast room
- 2 Bedrooms, bathroom
- Allocated Parking space







Floor 0

Approximate total area⁽¹⁾

779 ft²



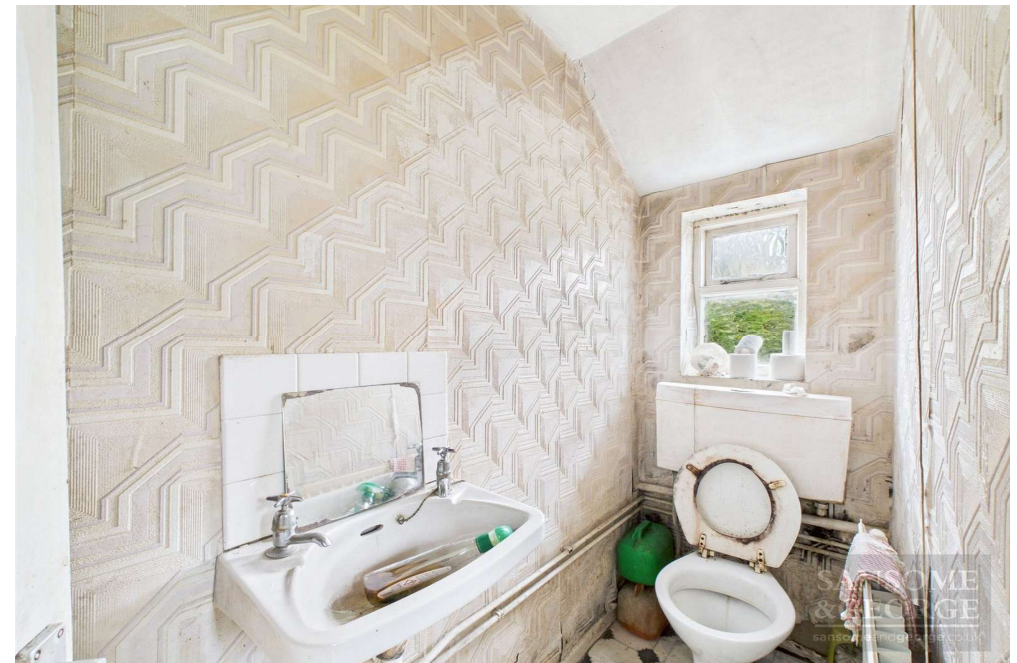
Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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.

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