



15 Acomb Court

Offers Over £320,000

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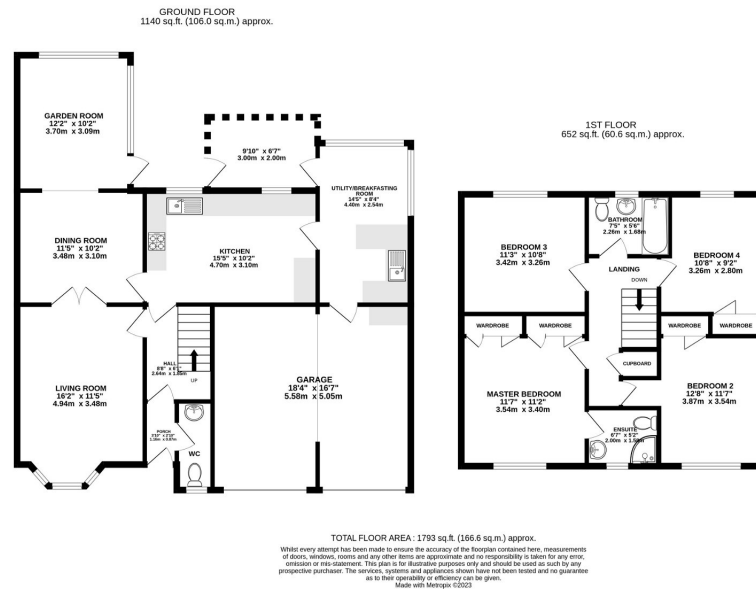


- Detached Family Home
- Three Reception Rooms + Substantial Kitchen Space
- Utility Room With Space For Table & Chairs
- Four Double Bedrooms
- Family Bathroom & En-Suite Shower Room
- Wide SW Facing Rear Garden Backing The Cricket Green
- Integral Double Garage & Driveway
- Downstairs WC
- No Onward Chain
- Great Residential Location



A substantial family home that has been extended on both sides at ground floor level to create an incredible amount of space that includes three separate reception rooms, a really generous kitchen with a large utility/breakfast room beyond. This home also benefits from having a downstairs WC and direct internal access to the double garage with electric roller doors.

There are four double bedrooms at first floor level (three of which have built-in wardrobes) as well as a family bathroom and an en-suite shower room. Clean & tidy throughout, this impressive home benefits from having a South West facing rear garden with gated side access plus no onward chain. With vacant possession, viewing access can be immediate.



28/03/2023, 11:19 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

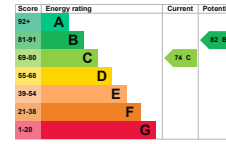
Energy performance certificate (EPC)

Address 100, 102, 104 100, 102, 104	Energy rating C	Valid until 28 September 2033
Property type Detached house		Created on 28/03/2023 10:59:42

Total floor area
130 square metres

Rules on letting this property
 Properties can be let if they have an energy rating from A to C.
 You can find [guidance for landlords on the regulations and penalties for non-compliance](#) on the gov.uk website.

Energy rating and score
 This property's current energy rating is C. It has the potential to be B.
[See how to improve the energy rating of this property](#)



The graph shows the property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
 For properties in England and Wales:
 • the average energy rating is D
 • the average energy score is 60

Breakdown of property's energy performance
Features in this property
 Features get an energy rating from A (best) to G (worst) based on how energy efficient they are. Ratings are not based on how well features work or their condition. Assessed ratings are based on the property's age and type. They also used for feedback the assessor should be input.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good

<https://find-energy-certificates.service.gov.uk/energy-certificates/2023-0301-0070-7207-6221> 1/4