



6 Falcon Close Rookery Road, Gloucester, GL3 1AQ

Offers Over £295,000

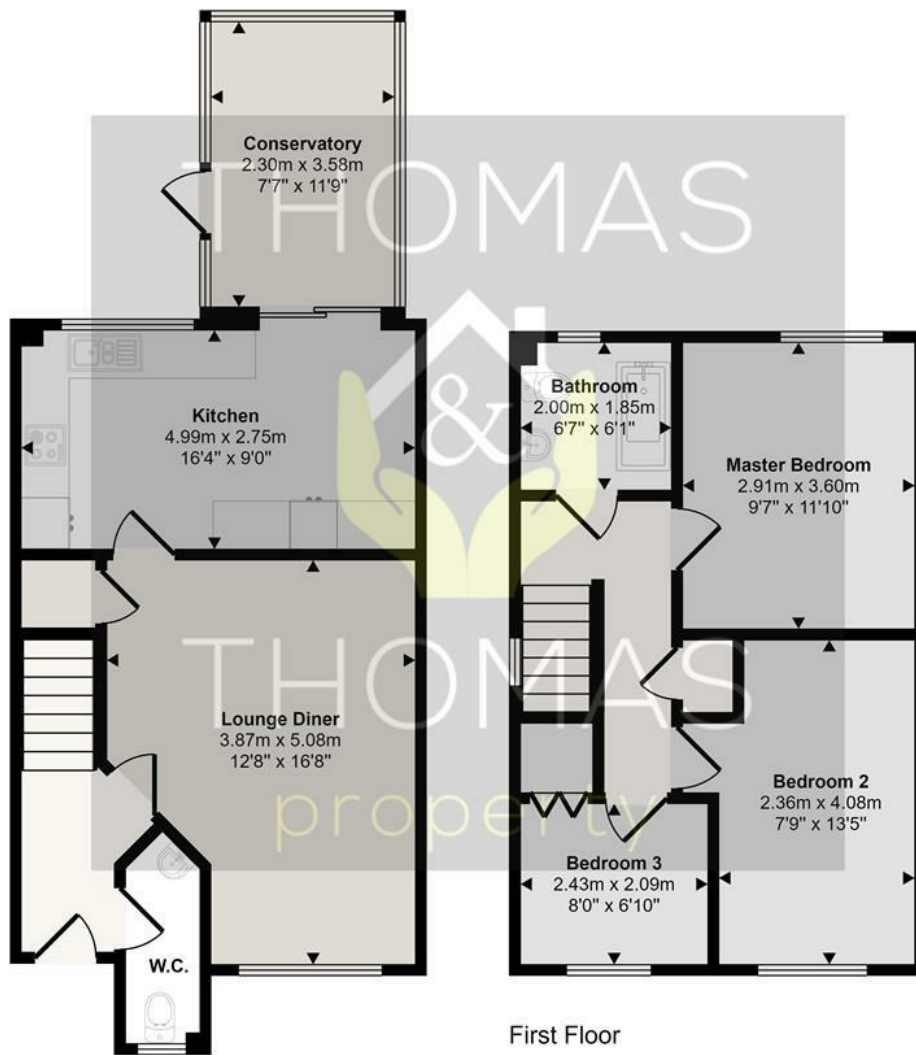
A very well presented three bedroom semi detached family home located on a larger than average plot in the corner of the cul-de-sac.

This spacious family home offers an entrance hall, wc, lounge, conservatory and an open plan kitchen/diner spanning the width of the rear. Upstairs you will find three bedrooms and a family bathroom.

Externally the property offers a generous plot giving a feeling of privacy and space. Driveway parking is available for two/three cars and side access to the garden.

- Three Bedrooms
- Open Plan Kitchen/Diner
 - Well Presented
- Ample Driveway Parking
 - Conservatory
- Virtual Tour Online

Approx Gross Internal Area
89 sq m / 955 sq ft



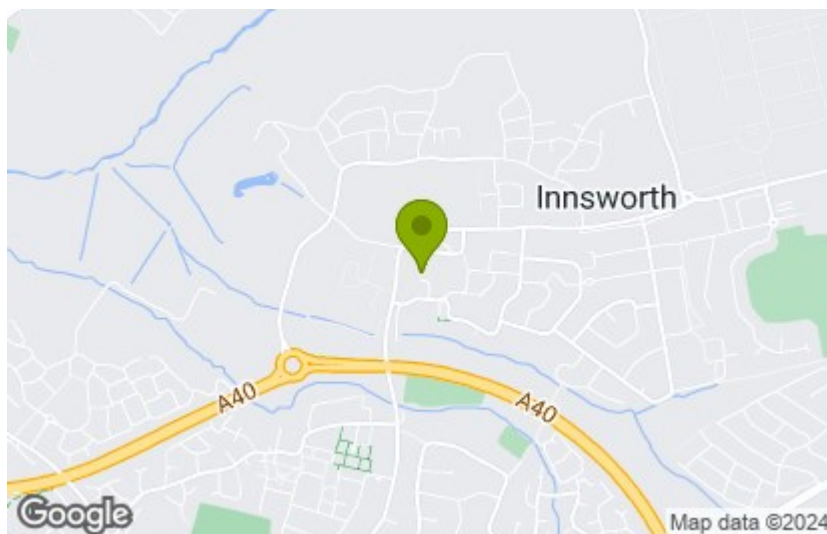
Ground Floor
Approx 49 sq m / 532 sq ft

First Floor
Approx 39 sq m / 423 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
75	87
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	



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