



## 1C Rookery Road

, Innsworth, GL3 1AS

**£230,000**



We are delighted to bring to the market this well-maintained two-bedroom end terrace home, situated in the popular area of Innsworth. Perfectly suited for first-time buyers, this property offers generous living space and the rare benefit of two allocated parking spaces.

Internal accommodation comprises of: Entrance hallway, cloakroom, lounge/diner & kitchen. Upstairs are two double bedrooms & bathroom.





### Entrance Hallway 16'2 x 6'1 (4.93m x 1.85m)

Approached via Upvc double glazed front door, Upvc double glazed window to front, tiled flooring, recessed down lights, fuse panel, radiator, doors to cloakroom, kitchen & lounge/diner.

### Cloakroom 5'9 x 3'5 (1.75m x 1.04m)

Low level wc & pedestal wash hand basin, recessed down lights, tiled flooring, extractor fan.

### Kitchen 11'8 x 5'10 (3.56m x 1.78m)

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in fridge/freezer, plumbing for washing machine, tiled flooring, recessed down lights, power points.

### Lounge/Diner 13'1 x 12'5 (3.99m x 3.78m)

Upvc double glazed french doors to rear, television point, radiator, power points.

### First Floor Landing 7'9 x 6'3 (2.36m x 1.91m)

Access to loft via hatch, airing cupboard, doors to both bedrooms & bathroom.

### Bedroom 1 11'1 x 8'11 (3.38m x 2.72m)

Two Upvc double glazed windows to front, radiator, power points, built in wardrobes.

### Bedroom 2 9'11 x 9'11 (3.02m x 3.02m)

Upvc double glazed windows to rear, radiator, power point, television point, built in wardrobes.

### Bathroom 7'8 x 5'7 (2.34m x 1.70m)

Panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls, recessed down lights.

### Rear Garden

An enclosed area which is paved, cold water tap, gated side access.

### Tenure

Freehold.

### Services

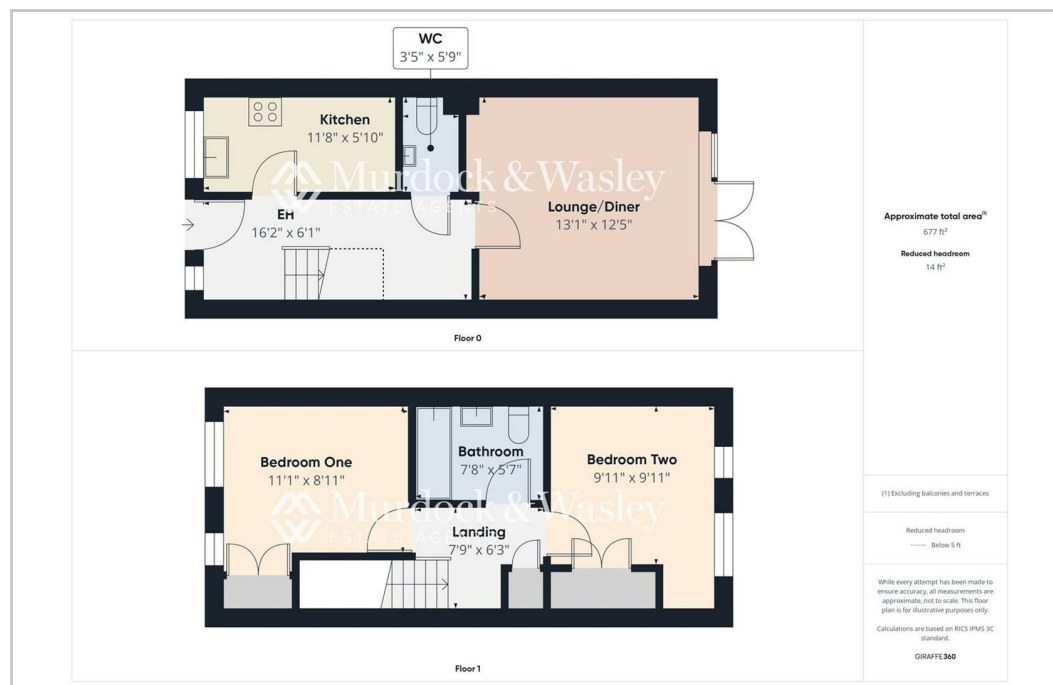
Mains water, gas, electricity & drainage.

### Local Authority

Tewkesbury Borough Council- Band B

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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