



Thompson Way, Innsworth GL3 1BT
£247,000



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• Two double bedroom semi-detached home • Modern kitchen & bathroom • Light & airy living room • Private enclosed rear garden • Allocated parking to the front • Potential rental income of £1,200 pcm • EPC rating B83 • Tewkesbury Borough Council - Tax Band B - £1,773.11 per annum (2026/2027)



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hallway

Hallway provides suitable space for shoes and coats whilst providing access to the kitchen, living room and downstairs w.c.

Kitchen

Modern galley style kitchen benefits from ample worktop and storage space alongside an array of integrated appliances to include gas hob, electric oven, fridge freezer, automatic washing machine and slimline dishwasher. Window overlooks the front aspect of the property.

Downstairs W.C

White suite cloakroom comprises w.c, wash hand basin and heated towel rail.

Living Room

Light and airy living room allows an abundance of natural light into the room via the French doors opening to the rear garden. stairwell provides access to the first floor accommodation.

Landing

Spacious landing area provides access to both bedrooms and the bathroom.

Master Bedroom

Double bedroom with built-in cupboard and window overlooking the front aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect.

Bathroom

Modern part tiled white suite bathroom comprises w.c, wash hand basin, heated towel rail and window with frosted glass overlooking the side aspect.

Outside

The generous sized rear garden is enclosed with fenced borders. Patio area adjacent to the house itself provides a suitable seating area to soak up the sun and entertain guests before leading onto a lawned area. Shed provides suitable storage space whilst gated side access leads to the front of the property where allocated parking is found in-front of the property.

Location

A lively community popular with first-time buyers and families, Innsworth provides ample amenities to include the community centre, local shop, takeaways, infant and junior schooling, alongside good public transport links, being on the bus route to both Cheltenham, Gloucester, and Tewkesbury.

Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band B - £1,773.11 per annum (2026/2027).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

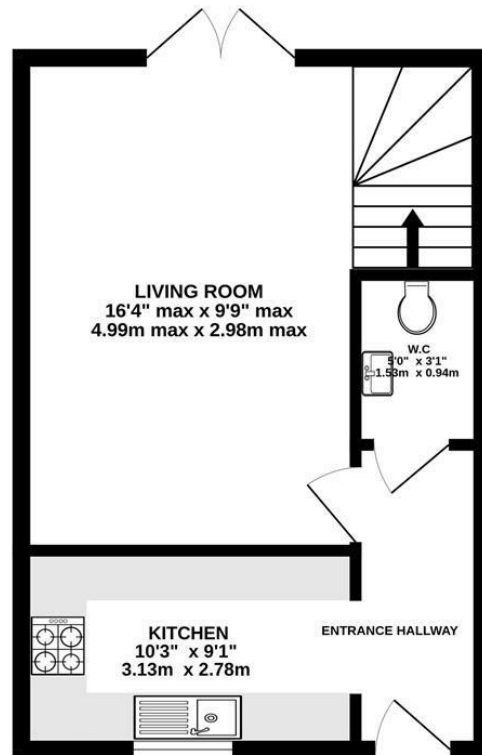
Heating: Gas central heating.

Broadband speed: Basic 2 Mbps, Ultrafast 1000 Mbps download speed.

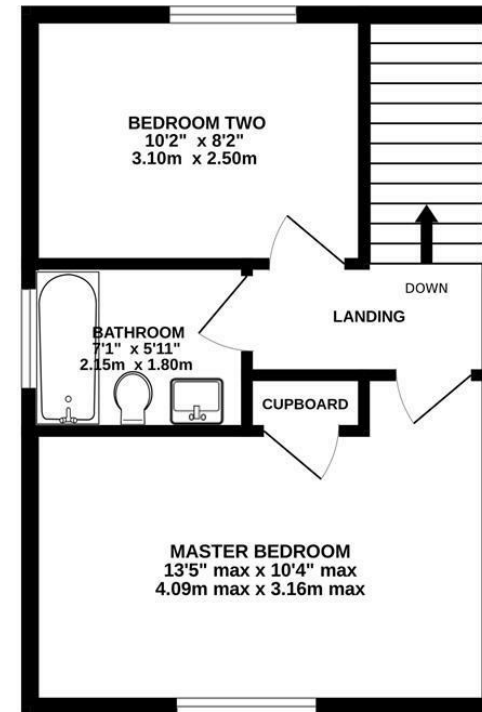
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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