



## 12 Rookery Road

Innsworth, Gloucester, GL3 1AQ

**Offers in excess of £200,000**



Murdock & Wasley Estate Agents are pleased to present to the open market this three-bedroom semi-detached home of non-standard construction.

Offered with no onward chain, the property is available to cash buyers only and represents an excellent opportunity for those seeking a spacious home with scope to enhance. The accommodation is generously proportioned throughout, complemented by an enclosed rear garden, making it an ideal prospect for investors or buyers looking to create a home tailored to their needs.



**Entrance Hall**

Accessed via solid wooden door, power points, radiator, stairs to first floor landing. Doors lead off:

**Kitchen/ Diner**

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Oven/ grill with four ring gas hob and extractor hood over, space for appliances and dining table, radiator, vinyl flooring, rear aspect upvc double glazed windows and wooden door to garden. Double wooden doors open to:

**Lounge**

Tv point, power points, radiator, feature fireplace, two front aspect upvc double glazed windows.

**Landing**

Access to loft space, side aspect upvc double glazed window. Doors lead off:

**Bedroom One**

Power points, radiator, two front aspect upvc double glazed windows.

**Bedroom Two**

Power points, radiator, built in wardrobe, two rear aspect upvc double glazed windows.

**Bedroom Three**

Power points, radiator, built in wardrobe, front aspect upvc double glazed windows.

**Bathroom**

Suite comprising panelled bath with electric shower over,

low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, partly tiled walls, rear aspect double glazed window.

**Outside**

To the front of the property is off road parking for two vehicles.

A wooden gate provides convenient side access to the rear garden.

The rear garden is fully enclosed and mainly laid to lawn, offering a generous outdoor space ideal for families or entertaining. A paved patio area provides a perfect spot for seating, with a pathway leading to a range of useful outbuildings and storage sheds. The garden is bordered by a selection of mature shrubs and trees, creating a pleasant and private setting.

**Tenure**

Freehold

**Services**

Mains water, gas, electricity and drainage.

**Local Authority**

Tewkesbury Borough Council  
Council Tax Band: B

**Awaiting Vendor Approval**

These 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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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