



2 Rookery Road, Innsworth, Gloucester, GL3 1AS  
£275,000

**Farr & Farr** Sales Lettings 

## 2 Rookery Road

Innsworth, Gloucester

Offered to the market with **NO ONWARD CHAIN**, this spacious three-bedroom home is ideally located in the popular Innsworth area, it sits conveniently between Cheltenham and Gloucester, with easy access to Churchdown and Longlevens.

To the front, a generous tarmac driveway provides off-road parking for multiple vehicles, enclosed by wrought iron railings and double gates. Inside, the property has been modernised throughout and offers a bright, airy feel most notably in the open-plan kitchen/diner, which features patio doors opening onto the rear garden.

Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom, complete with a large bath and a double walk-in shower.

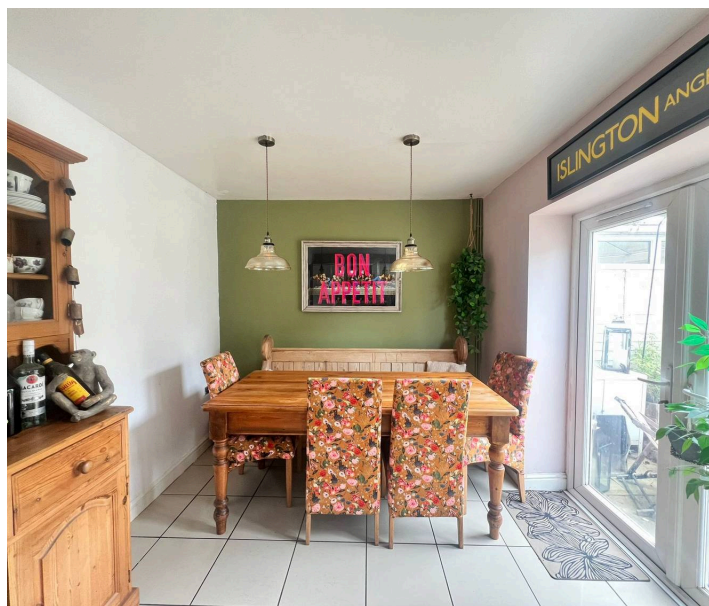
The west-facing rear garden enjoys plenty of afternoon and evening sun, making it an ideal outdoor space. A versatile summer house would also serve perfectly as a home office, gym, or children's playroom. A shared side access with the neighbouring property leads through to the rear garden.

Positioned at the beginning of Rookery Road, just off Innsworth Lane, the property is within a short walk of local bus routes (97 & 98), adding to its convenience.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



## GARDEN

Patio area. Lawn area with stepping stones leading to summerhouse. Gated side access. Outside tap.

## FRONT GARDEN

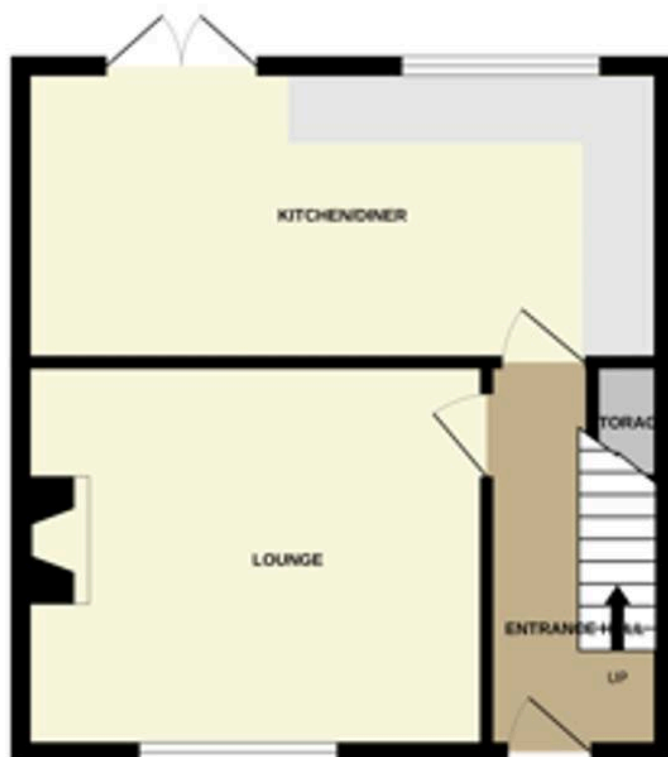
Wrought iron railing with double gates leading into tarmac driveway.

## DRIVEWAY

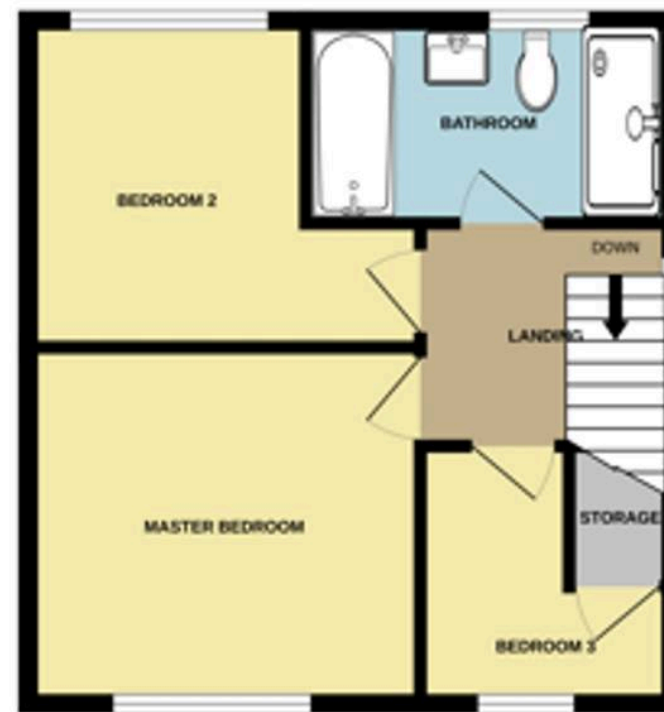
2 Parking Spaces



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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