



**9 St Francis Way Rookery Road, Innsworth GL3 1AR**  
**£230,000**



## 9 St Francis Way Rookery Road, Innsworth GL3 1AR

• Chain free • Modern kitchen • Newly fitted shower room • Garage and parking • Ideal first time buy or buy to let • Well presented throughout • Sought after location of Innsworth • Private and enclosed rear garden • EPC C73 • Tax Band B - Tewkesbury Borough Council - £1,687.63 per annum (2026/27)

**£230,000**



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### Porch

Doors to the garage and hall.

### Hall

Stairs to the first floor and door to the living room.

### Living Room

Window to front elevation, understairs storage cupboard.

### Kitchen/Dining Room

A range of base and wall units with worktop over, inset one-bowl sink, space for a washing machine, integrated oven and hob with extractor hood over, tiled flooring, and door to garden.

### First Floor Landing

Doors to both bedrooms and the shower room.

### Bedroom One

Window to front elevation, wall-mounted gas boiler.

### Bedroom Two

Window to rear elevation.

### Shower Room

Newly fitted with large shower cubicle, WC, wash hand basin, and window to the rear elevation.

### Outside

The property boasts a generously sized garden, complete with a patio area ideal for outdoor dining and entertaining. Additional features include an external power supply, water tap, and a shed with power. Further

enhancing its appeal, the property offers off-street parking alongside a garage, providing ample storage and convenience.

### Garage

16'7" x 7'10" (5.06 x 2.40)

Power and light, up-and-over door to front elevation, internal door to porch.

### 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 (£1,687.63 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

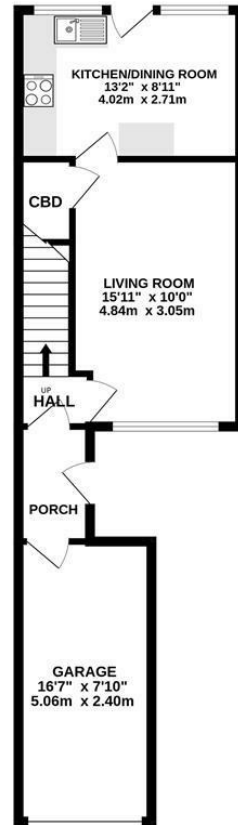
Heating: Gas central heating.

Broadband speed: Basic 4 Mbps, Ultrafast 1000 Mbps.

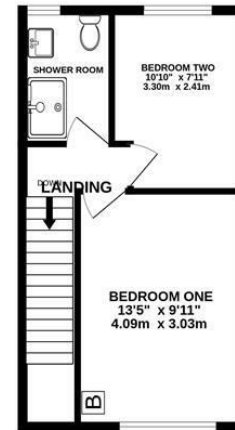
Mobile phone coverage: EE, Three, Vodafone, O2 are all likely.



GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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