



**34 Sparrow Hawk Way, Gloucester, GL3 4QA**

**Asking Price £180,000**

Thomas & Thomas property are pleased to be offering this very well presented top floor maisonette located in the popular area of Brockworth.

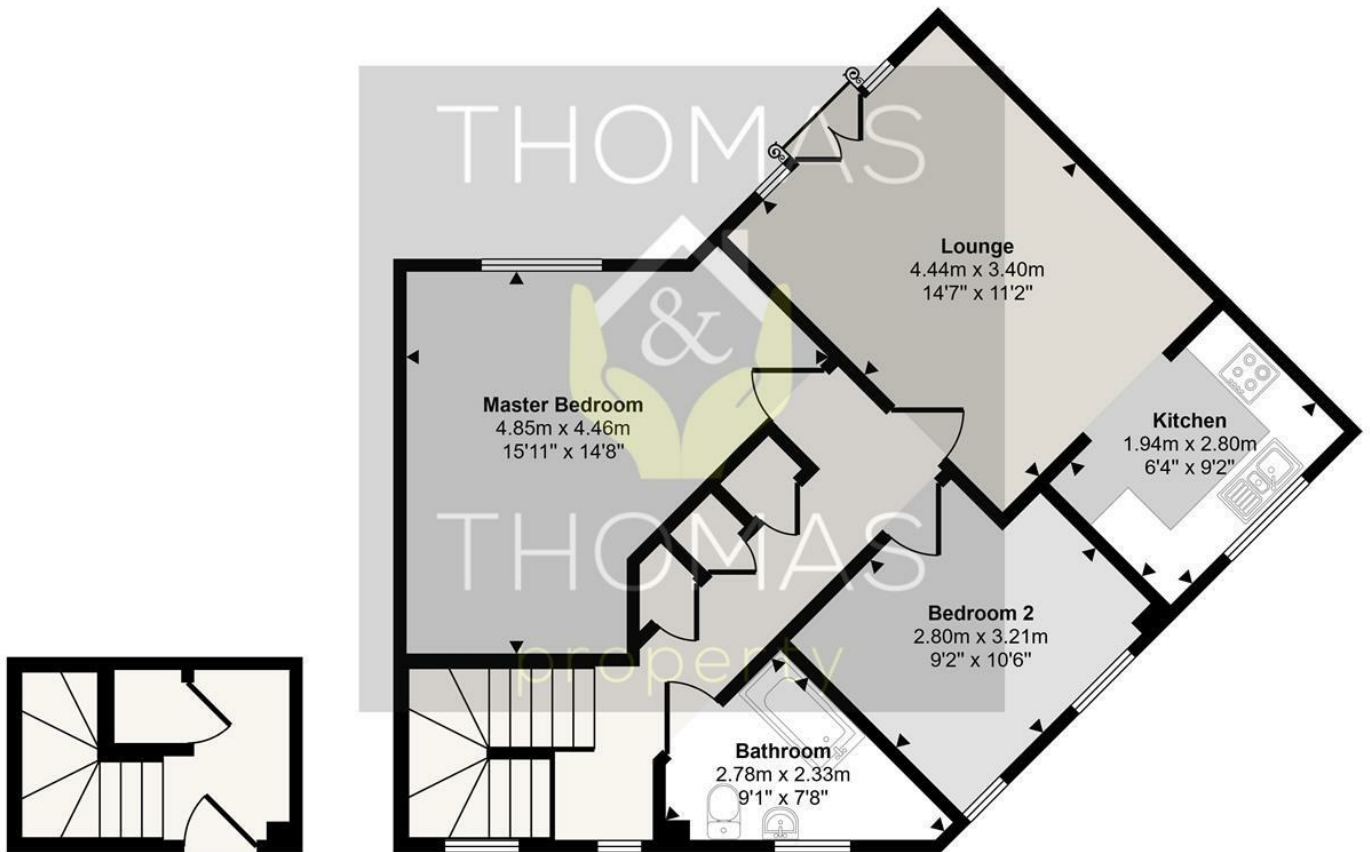
The property briefly comprises of spacious entrance hallway with storage cupboard. Stairs which lead to the family bathroom, three storage cupboards along the hallway and two double bedrooms. Lastly, open plan lounge/kitchen area with Juliet balcony.

The property also benefits from one allocated parking space and being warmed via gas central heating. Call us on 01452 348208 to arrange a

- Top Floor Maisonette
- Two Double Bedrooms
- Located in Brockworth
- Gas Central Heating
- Allocated Parking Space
  - Well Presented



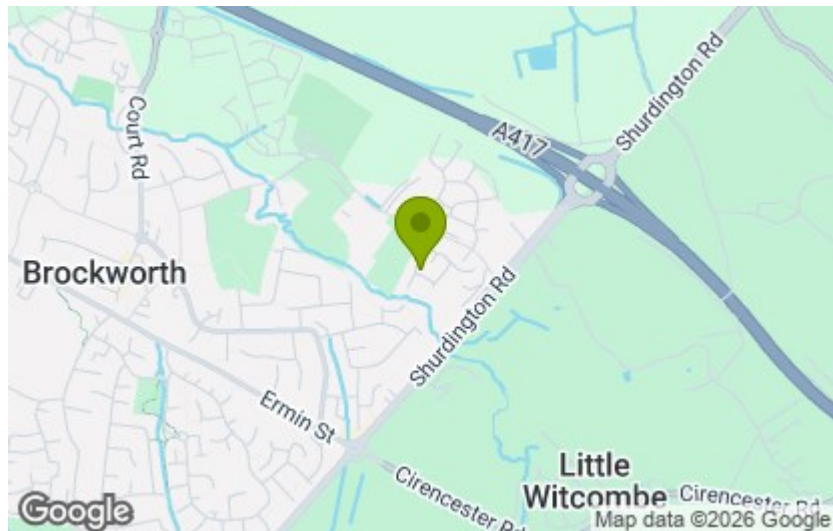
Approx Gross Internal Area  
71 sq m / 768 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>	79	81
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.