



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.

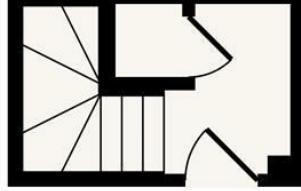
The property briefly comprises of spacious entrance hallway with storage cupboard. Stairs which lead to the family bathroom, three storage cupboards along the hallway and two double bedrooms.

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

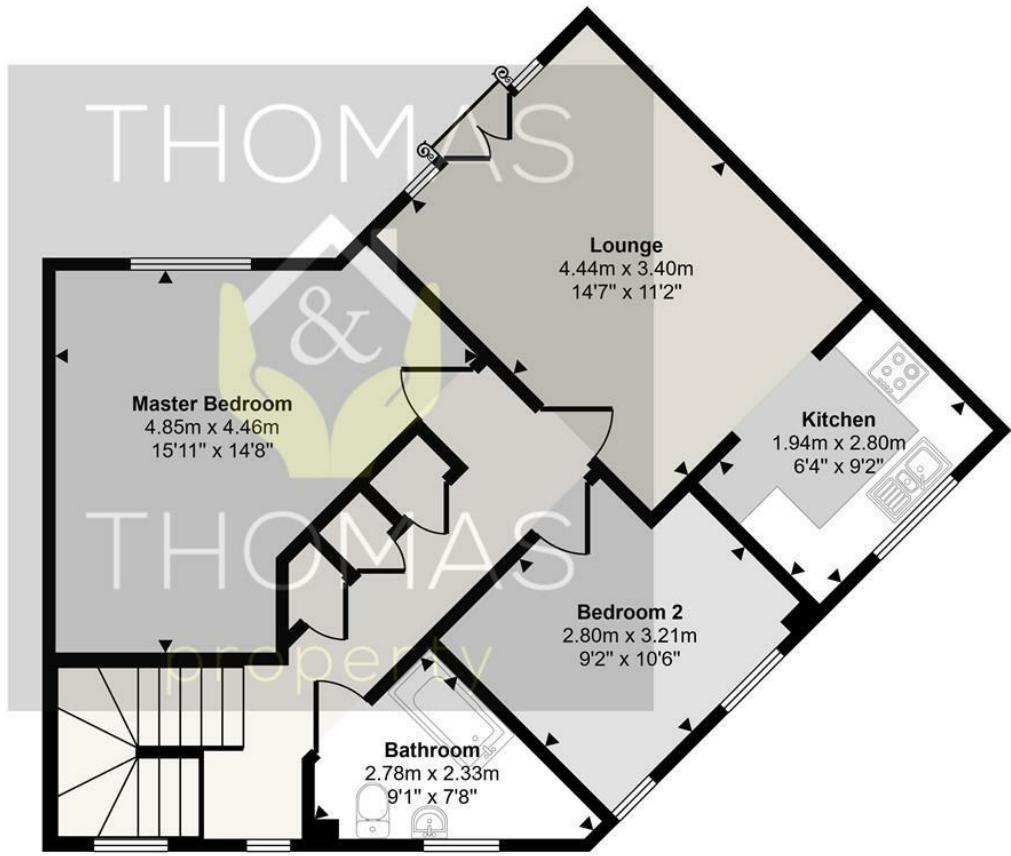
- Top Floor Masionette
- Two Double Bedrooms
- Located in Brockworth
- Gas Central Heating
- Allocated Parking Space
- Well Presented

Approx Gross Internal Area
71 sq m / 768 sq ft



Ground Floor

Approx 6 sq m / 64 sq ft



First Floor

Approx 65 sq m / 704 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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