



**Thompson Court Thompson Way, Gloucester, GL3 1BP Offers Over £125,000**

Located in Innsworth, close to local schools, shops and transport links is this very well presented maisonette, the ideal investment property or first home. Situated down a private driveway in a quiet cul de sac, the property is ready to move in to.

Comprising of: Entrance hall with storage cupboard leading into the good sized living space with large front aspect window, allowing plenty of natural light. The modern fitted kitchen is equipped with ample cupboard space and room for all appliances. The good sized double bedroom benefits from built in wardrobes. Finally a modern bathroom with shower over bath.

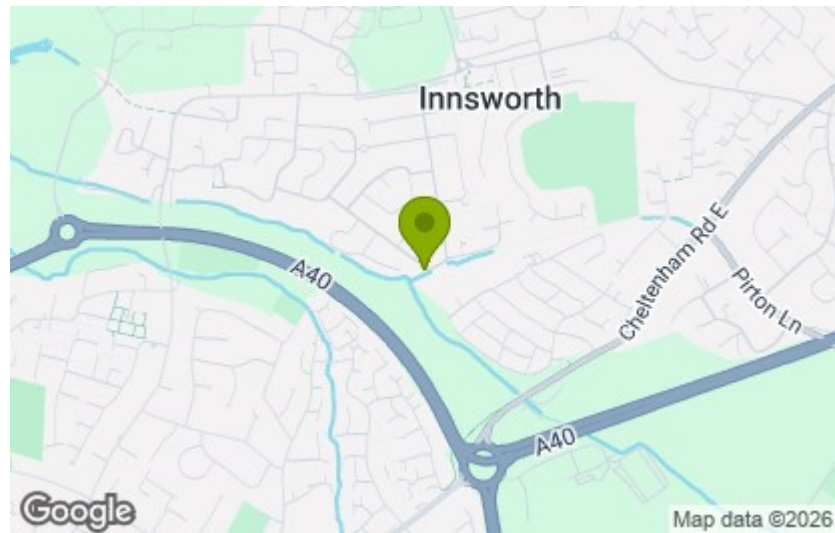
- Chain free
- One bedroom ground floor maisonette
- Very well presented
- Allocated parking for one car
- Quiet cul de sac location
- Ideal investment for first home



APPROX. FLOOR AREA 42.2 m<sup>2</sup> ( 609 SQ.FT.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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