



**16 Cannon Corner, Gloucester, GL3 4FD**

**£1,300 Per Month**

Thomas and Thomas are pleased to present this modern three bedroom family home located in Brockworth, benefiting from off road parking and a garage.

- Three Bedrooms
- Garage & Driveway Parking
  - Modern Throughout
  - Kitchen / Diner
- Ensuite & Family bathroom
  - Available now!

Briefly comprising of: Entrance hall with WC leading to the good sized lounge. The kitchen / diner is located to the back of the house, with a modern fitted units. There are double doors leading out to the private enclosed, southerly facing garden.

Upstairs there are three bedrooms, two doubles with the largest benefiting from an en suite shower room, and a single bedroom. Finally a family bathroom with shower over bath.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</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>	<b>78</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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