



## 24 Melville Road, Gloucester, GL3 2RD

### Offers Over £270,000



This beautifully presented three bedroom family home is located with a cul-de-sac of Churchdown and is offered for sale in excellent decorative order. The property comprises, an entrance hall, lounge/dining room, modern fitted kitchen and a separate utility room with a downstairs WC. Upstairs are three spacious bedrooms and a shower room.

The main focal point to this property is its garden, facing south and mostly laid lawn this garden offers generous outside space with a patio area and bounded by fencing. Towards the end of the garden a detached workshop and garden shed can be found. The garden shed constructed from timber and the workshop of concrete block with the workshop itself offering power and light. Great for workshop use or the potential for a home office of some sort.

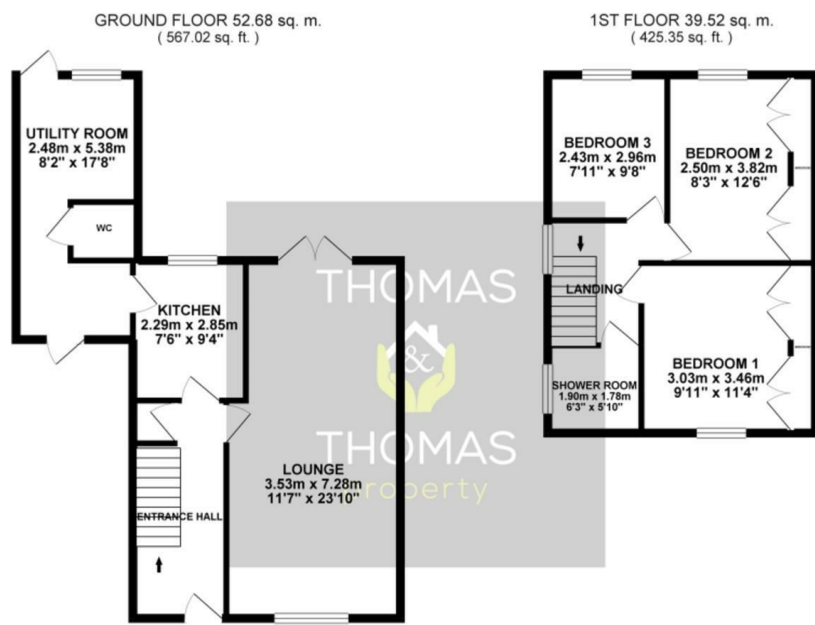
Additional benefits include, gas central heating and upvc double glazing.

- Three Bedrooms
- Semi Detached
- Driveway Parking
- Generous Rear Garden
- Very Well Presented
- Detached Garden Workshop

### Viewing

Please contact our Thomas & Thomas property Ltd Office on 01452 348208 if you wish to arrange a viewing appointment for this property or require further information.

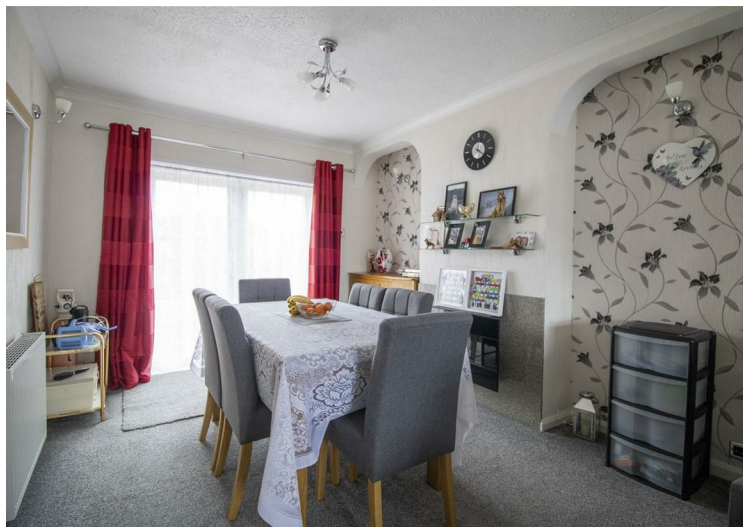




TOTAL FLOOR AREA: 92.19 sq. m. ( 992.36 sq. ft. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
(Made with HARP 10/2021)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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.