



13 Marlborough Crescent, Gloucester, GL4 6QA

Offers Over £300,000

Thomas and Thomas are pleased to present this beautiful three bedroom detached family home, located at the end of a quiet cul de sac and offering off road parking for at least four cars.

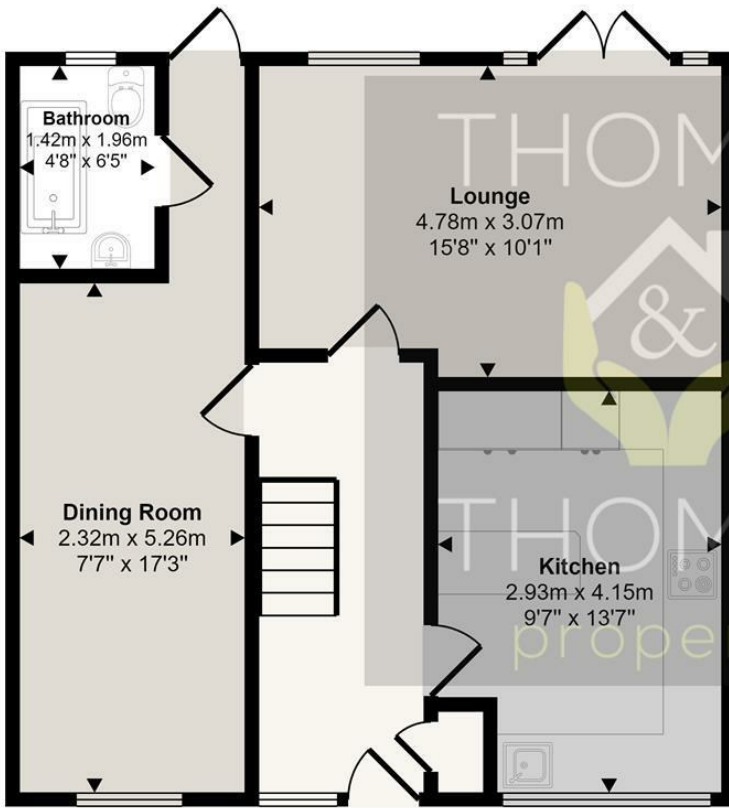
Comprising of: large entrance hall, modern kitchen with integrated appliances and breakfast bar which is less than 5 years old. To the rear of the house is the cosy living room with double doors opening in to the decking area of the garden. The garage has been cleverly converted to a dining / play room and second bathroom.

Upstairs there are two double bedrooms, a single bedroom and a modern walk in shower room, again less than 5 years old.

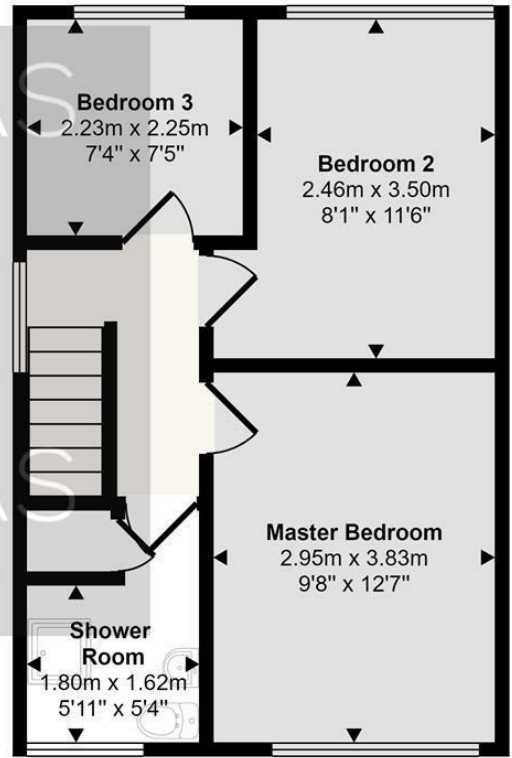
Outside is a good sized garden, all laid to patio, with side entrance and two outbuildings which could be used for a garden room or office space.

- Three Bedroom
 - Detached
 - Extended
- Off Road Parking for Four Cars
 - Quiet Cul De Sac Location
- Modern Kitchen and Bathroom

Approx Gross Internal Area
90 sq m / 969 sq ft



Ground Floor
Approx 54 sq m / 577 sq ft



First Floor
Approx 36 sq m / 392 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 | 86 |
| (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 | 86 |
| (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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