



## 9 Mowberry Close, Gloucester, GL2 0EN

Asking Price £375,000

Nestled in a sought-after cul-de-sac, this well-presented four-bedroom detached home offers generous living space, ideal for growing families. The property boasts a private driveway with ample parking, an integral garage, and a beautifully maintained garden – perfect for relaxing or entertaining.

Inside, the home features four well-proportioned bedrooms, a spacious lounge, a modern kitchen, and a bright dining area with views onto the garden. The family bathroom and additional downstairs WC ensure convenience for busy households.

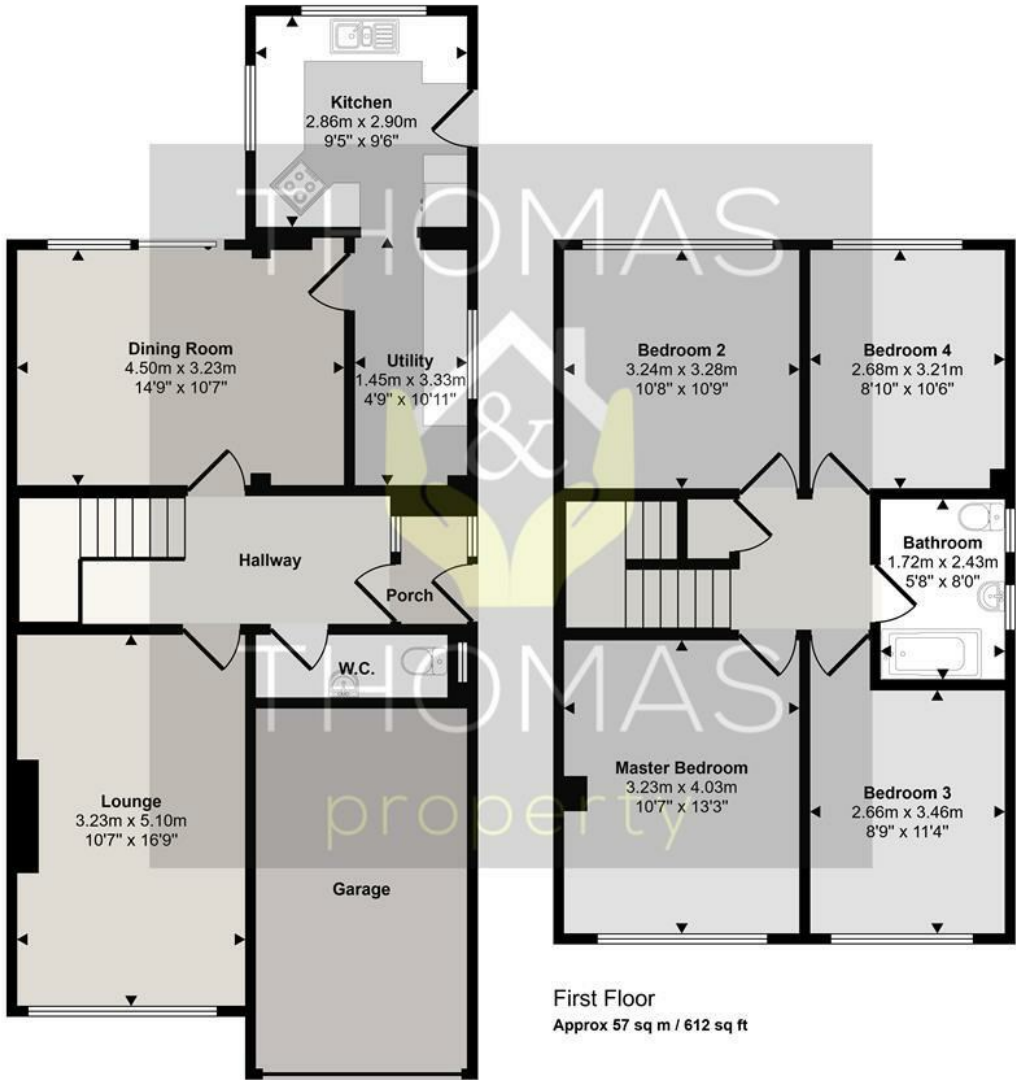
Outside, the garden is a true highlight – a good size and lovingly maintained, it includes two mature apple trees and a fruiting apricot tree, providing charm and seasonal bounty. The outdoor space offers plenty of room for children to play, gardening, or summer barbecues.

Located in a quiet and friendly cul-de-sac, the property enjoys a peaceful setting while remaining close to local amenities, schools, and transport links.

A fantastic opportunity to secure a spacious family home in a desirable and quiet location.

- Four Bedrooms
- Semi Detached
  - Garage
- Well Presented
- Beautiful & Well Maintained Garden
- Great Location

Approx Gross Internal Area  
133 sq m / 1427 sq ft

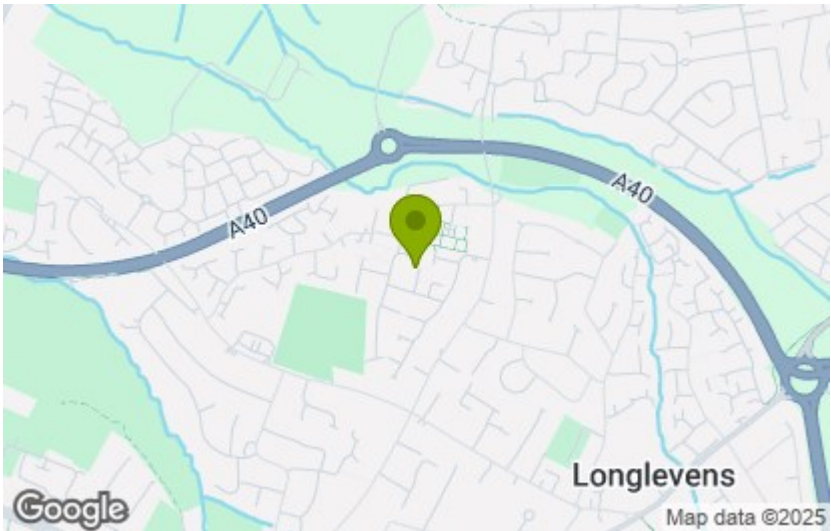


**Ground Floor**  
Approx 76 sq m / 815 sq ft

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) <b>A</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>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 75      | 78        |
| 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>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b>                                      |         |           |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.