



44 Malvern Road, Gloucester, GL1 3JT

Offers Over £330,000

Tucked away at the end of a quiet cul-de-sac, this well-presented three-bedroom semi-detached property offers an ideal blend of space, convenience, and modern living. Perfectly positioned within walking distance of Denmark High School and close to a range of local amenities, this home is ideal for families and professionals alike.

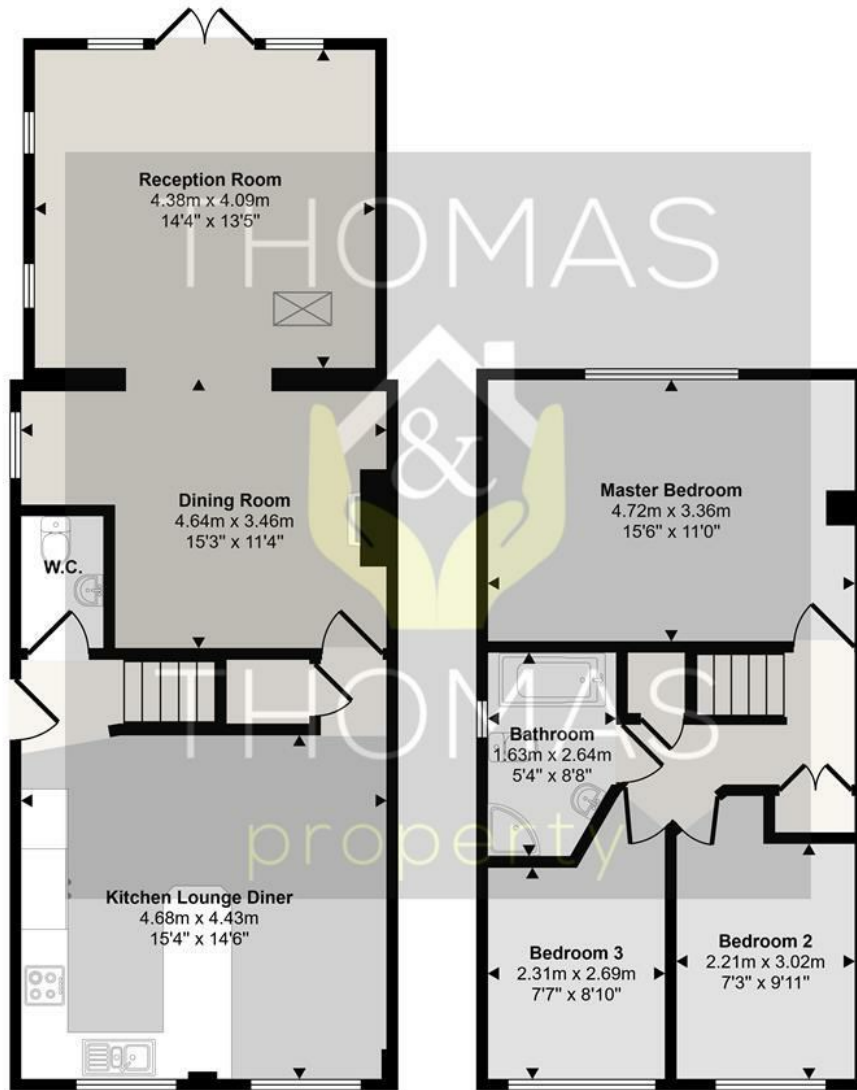
The property has been thoughtfully extended to provide additional living space, including a generous open-plan kitchen and dining area that's perfect for everyday living and entertaining. The kitchen benefits from ample natural light and a seamless flow to the rest of the ground floor.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, making excellent use of the available space. The home also features an owned (not leased) solar PV system, offering energy efficiency and long-term cost savings.

With off-road potential (subject to permissions), a private rear garden, and its central, cul-de-sac location, this property combines peaceful living with practical access to schools, transport links, and town centre amenities.

- Three Bedroom Semi Detached
 - Solar PV System
 - Extended Accommodation
 - Cul-De-Sac Location
- Very Well Presented Throughout
 - Modern Open Plan Kitchen

Approx Gross Internal Area
103 sq m / 1109 sq ft



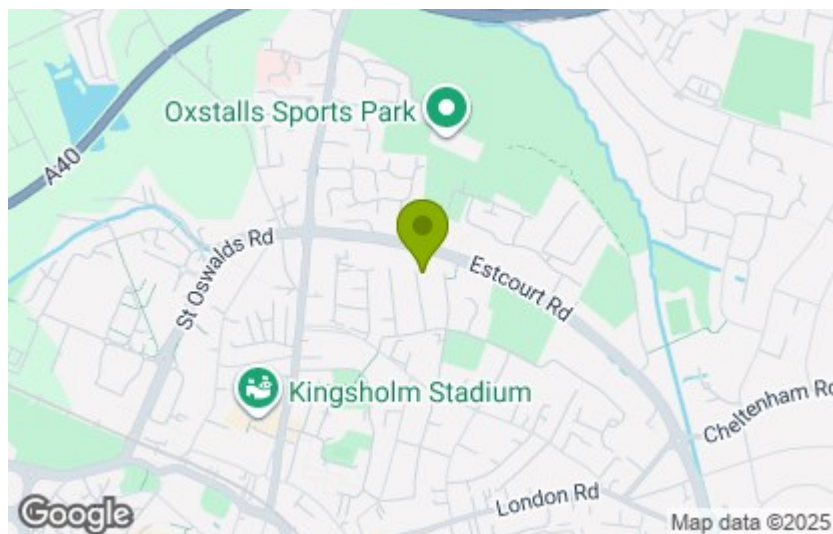
Ground Floor
Approx 61 sq m / 655 sq ft

First Floor
Approx 42 sq m / 455 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			84
(81-91) B			
(69-80) C			
(55-68) D		73	
(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	
(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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