



## 25 Marlborough Road

, Gloucester, GL4 6GE

**Offers in excess of £230,000**



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the market this quite exceptional period property which the owner has gone above & beyond on to turn it into an absolute gem. The accommodation offers fantastic space on both floors are now comprises of: Entrance porch, hallway, lounge, dining room, re-fitted kitchen with further room to the rear & cloakroom. Upstairs we have two double bedrooms & a four piece bathroom suite. Outside we have a private & enclosed garden which is mainly laid to lawn.

Offered with NO ONWARD CHAIN



### Entrance Porch

Approached vi Upvc double glazed front door, door through to:

### Hallway

Approached via front door, tiled flooring, power points, stairs to first floor, door into dining area.

### Dining Area 12'1" x 10'9" (3.7 x 3.3)

Upvc double glazed window to rear, radiator, power points, new flooring, door through to kitchen, archway to:

### Lounge 10'9" x 10'5" (3.3 x 3.2)

Upvc double glazed windows to front, radiator, power points, new flooring.

### Kitchen 13'9" x 8'6" (4.2 x 2.6)

Upvc double glazed windows to side, eye & base level units with solid work tops, electric oven with separate induction hob & hood, integral fridge/freezer, tiled flooring, power points, recessed down lights, radiator, under stairs storage cupboard, door through to:

### Utility Room 8'10" x 6'10" (2.7 x 2.1)

Upvc double glazed window to rear & door to side, tiled flooring, power points, door to:

### Cloakroom

Low level wc & pedestal wash hand basin, tiled flooring.

### First Floor Landing

Access to loft via hatch, power point, doors to both bedrooms & bathroom.

### Bedroom 1 13'9" x 12'1" (4.2 x 3.7)

Upvc double glazed windows to front, radiator, power points.

### Bedroom 2 12'9" x 8'2" (3.9 x 2.5)

Upvc double glazed windows to rear, radiator, power points, cupboard housing combination boiler.

### Bathroom 13'5" x 8'2" (4.1 x 2.5)

Upvc double glazed windows to both side & rear, freestanding bath, walk in shower, low level wc & two vanity wash hand basins, tiled flooring, heated towel rail, extractor fan.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, gated side access.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band B

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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