



## 16 Marlborough Road

Gloucester, GL4 6GE

**Offers in excess of £290,000**



Murdock & Wasley Estate Agents are delighted to bring to the market this exceptionally presented semi-detached home, ideal for first-time buyers or growing families. Enhanced by a double-storey extension and a single-storey rear extension, this home offers an impressive amount of living space.

Upstairs, you'll find three generously sized double bedrooms and a modern family bathroom, all designed with comfort and style in mind.

The outside space offers a private, enclosed garden, ideal for relaxation or family gatherings, along with off-road parking to the front of the property. This is a superb opportunity for those looking for a move-in-ready home with ample space and stylish finishes.



### Entrance Hallway

Approached via Upvc double glazed front door, alarm system, stairs leading to first floor, radiator, door through to:

### Lounge 12'8" x 10'7" (3.88 x 3.24)

Upvc double glazed box bay window to front, television point, radiator, power points, coving, archway to:

### Open Plan Kitchen/Diner 15'0" x 9'1" (4.58 x 2.77)

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, electric oven with gas hob & hood, built in dishwasher & fridge, sink/drain, recessed down lights, cupboard housing ideal boiler, two radiators, power points, laminate flooring, opening to play room & door to utility.

### Play Room 7'0" x 5'10" (2.14 x 1.78)

Upvc double glazed french doors to rear, laminate flooring, power points.

### Utility 19'9" x 6'0" (6.03 x 1.84)

Upvc double glazed door & window to rear, double doors to front, base level units with roll edge work tops, sink/drain, plumbing for washing machine & tumble dryer, power points, partly tiled walls, radiator, door to:

### Cloakroom

Low level wc, radiator, laminate flooring.

### First Floor Landing

Doors to all rooms.

### Bedroom 1 12'1" x 11'1" (3.70 x 3.40)

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

### Bedroom 2 9'3" x 8'11" (2.83 x 2.74)

Upvc double glazed windows to rear, radiator, power points, laminate flooring.

### Bedroom 3 13'0" x 5'11" (3.98 x 1.82)

Upvc double glazed windows to both front & rear, laminate flooring, radiator, recessed down lights.

### Bathroom 9'6" x 6'2" (2.90 x 1.90)

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, recessed down lights, radiator, partly tiled walls.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, cold water tap.

### Tenure

Freehold.

### Services

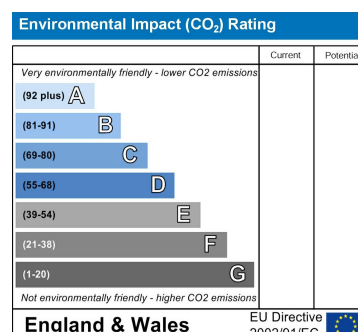
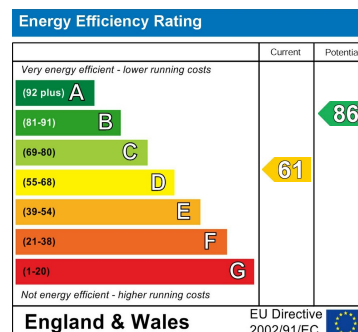
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band B

### Awaiting Vendor Approval

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



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.

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