



35 Marlborough Road

Gloucester, GL4 6GE

£220,000



Murdock & Wasley Estate Agents are pleased to present to the open market this well-appointed three-bedroom semi-detached home, situated in a popular location area close to the city centre and a wide range of local amenities.

Offered for sale with no onward chain, we anticipate strong interest from a variety of purchasers. Early viewing is highly recommended to avoid disappointment.



Entrance Hall

Accessed via upvc double glazed door, radiator, stairs to first floor landing. Door to:

Lounge/ Diner

Tv point, telephone point, power points, two radiators, feature fireplace, space for dining table, under stairs storage cupboard, front aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to the garden. Door to:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with a mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring induction hob with extractor hood over. Space for fridge/ freezer and washing machine, Glow worm gas fired combination boiler, radiator, rear aspect upvc double glazed window and further side aspect upvc double glazed window and door.

Landing

Access to loft space. Doors lead off:

Bedroom One

Power points, radiator, coving, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower attachment, low level wc, pedestal wash hand basin. Fully tiled walls, tiled flooring, side aspect upvc double glazed window.

Outside

A wooden gate provides convenient side access to the rear garden.

To the rear of the property lies a fully enclosed garden, featuring a flagstone patio, perfect for outdoor dining and entertaining, which leads onto a level lawn bordered by wooden panel fencing. Additional features include an outdoor tap and external power points for added practicality.

Tenure

Freehold

Local Authority

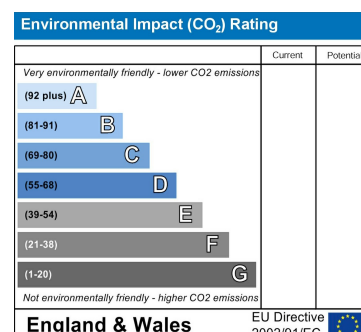
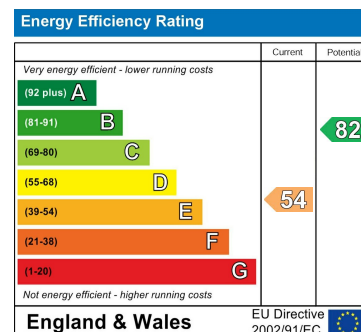
Gloucester City Council
Council Tax Band: A

Services

Mains water, gas, electricity and drainage.

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.



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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