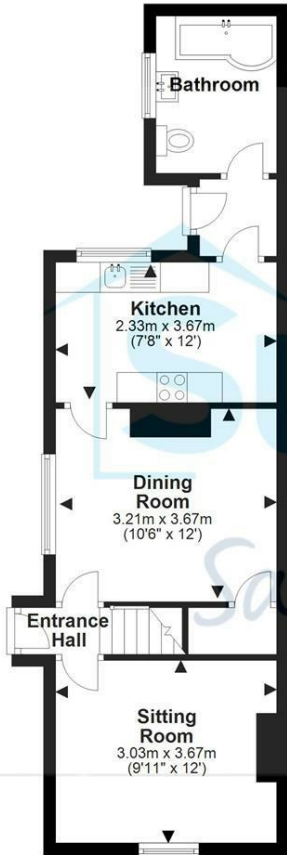


**37 MELBOURNE STREET EAST  
GLOUCESTER  
GL1 4NS**

**Ground Floor**  
Approx. 42.9 sq. metres (461.9 sq. feet)



**First Floor**  
Approx. 35.4 sq. metres (380.8 sq. feet)



Total area: approx. 78.3 sq. metres (842.7 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.

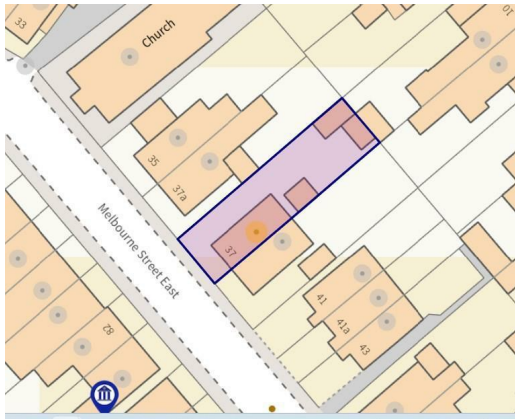




**Price    £235,000**

In the final phase of some updating this red brick semi-detached house which is found in a no thorough road is highly recommended and it comes with the benefit of off road parking! The accommodation offers entrance hall, living room, separate dining room, kitchen (refitted) rear lobby, new bathroom and THREE FIRST FLOOR BEDROOMS. There is a good size garden to rear and pedestrian side access. The property has gas central heating and double glazing.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





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>	EU Directive 2002/91/EC	

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Freehold