



25 Malvern Road, Gloucester, GL1 3JT

£325,000

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Farr & Farr Sales Lettings 

**25 Malvern Road, Gloucester,
GL1 3JT**

£325,000

**A LOVELY FAMILY HOME OF GOOD
PROPORTIONS IN A POPULAR AND
CONVENIENT RESIDENTIAL NO THROUGH
ROAD**

Malvern Road is a very popular tree line residential cul-de-sac situated off Lansdown and Denmark Road, less than half a mile to the North of Gloucester City Centre. Excellent local schooling is close by, Gloucester Rugby and the City centre including the Cathedral and Docks are within walking distance and access to Cheltenham and the M5 is only a short drive .

Number 25 offers lovely family accommodation with the benefits of three double bedrooms and a good size bathroom. To the ground floor two separate reception rooms as well as an open plan kitchen/dining/conservatory which overlooks and adjoins the garden and backing West. Additionally, it is gas central heated throughout, has double glazing and to the exterior landscaped South and West backing gardens.

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ENTRANCE PORCH

Arch top and UPVC double glazed front door with leaded light and bevelled glass detailed.

ENTRANCE HALL

Lovely Mosaic tiled floor with staircase to landing. Double radiator. Inset ceiling spotlights. Wall thermostat. Understairs cupboard.

CLOAKROOM

Low-level WC. Wash hand basin. Quarry tiled floor Light.

SITTING ROOM 13' 1" x 11' 7" (3.98m x 3.53m)

Fireplace with wood burning stove. Coved ceilings. Radiator. High-quality flooring. Bay window to the front with built-in blinds.

DINING ROOM 14' 3" x 9' 6" (4.34m x 2.89m)

Timber fireplace with coal effect gas fire. Polished tiled floor. Radiator.

KITCHEN/SITTING/BREAKFAST ROOM 20' 0" x 14' 7" (6.09m x 4.44m)

Very well equipped and laid out with inset one and a half bowl ceramic sink unit with mixer taps overlooking the garden with cupboards and drawers below. Wall and base units with worktops. Stone tiled walls. Polished tiled floor. Built in Neff oven with five ring gas hob and extractor hood. Built-in washing machine. Cupboard housing Vaillant gas fired central heating boiler. Shelving. Inset ceiling spotlights. Recess for an American style fridge freezer with larder cupboards to either side. Conservatory area Glazed roof with wall and window blinds. Door to dining room and UPVC double glazed doors to terrace and garden.

BEDROOM 1 15' 0" x 11' 0" (4.57m x 3.35m)

Complete range of wardrobe cupboards. Two radiators. Two windows to the front. TV point.

BEDROOM 2 9' 7" x 12' 0" (2.92m x 3.65m)

Radiator. Victorian cast iron fireplace.

BEDROOM 3 10' 10" x 9' 3" (3.30m x 2.82m)

Double radiator. Window to the rear. Victorian cast iron fireplace.

BATHROOM

Panelled bath with central mixer taps. Vanity unit with wash hand basin and cupboards below. Low-level WC. Fully tiled shower cubicle with stainless steel controls and glazed door. Fully tiled walls. Tiled floor. Extractor fan. Vertical heated towel rail/radiator.

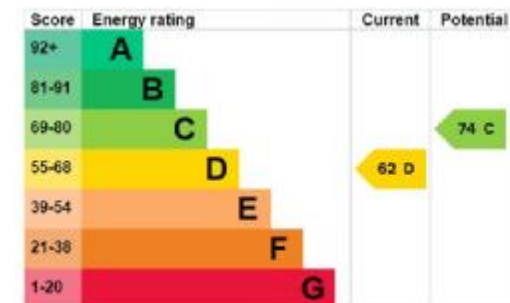
EXTERIOR

Front gardens laid to lawns with gated side access. Black and red quarry tiled path to the front door. Rear gardens, Westerly backing and very well landscaped with large area of paved terrace with gated side access and steps to lawns with Shrub and bush borders. Path. Outside light and tap. Timber garden shed.

AGENTS NOTE

EPC: D-62

COUNCIL TAX: B







These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

City Centre

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ enquiries@
fairandfair.co.uk

Hucclecote

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@
fairandfair.co.uk

Longlevens

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 360444
✉ longlevens@
fairandfair.co.uk

Lettings

40 Oxstalls Way
Gloucester GL2 9JQ
☎ 01452 238298
✉ lettings@
fairandfair.co.uk