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**48 Derby Road, Gloucester, GL1 4AE**

**£275,000**

A very well presented three bedroom period home, deceptively spacious this delightful home boasts three well-proportioned bedrooms, two reception rooms. The property features a bathroom and shower room on both floors.

Situated in a central location, this property is close to the town centre, additionally, the proximity to Gloucester Royal Hospital and Gloucester train station\*\*\*CHAIN FREE\*\*\*

Entrance Hall

Sitting Room 13'2 x 11'6 (4.01m x 3.51m)

Dining Room 12'0 x 11'6 (3.66m x 3.51m)

Kitchen/Breakfast Room 15'7 x 8'2 (4.75m x 2.49m)

Utility Area

Bathroom

Bedroom 1 15'3 x 11'7 (4.65m x 3.53m)

Bedroom 2 12'0 x 9'3 (3.66m x 2.82m)

Bedroom 3 11'2 x 8'2 (3.40m x 2.49m)

Shower Room

## OUTSIDE

On street parking to the front with gated side access the rear garden.

The SOUTH facing rear garden has been landscaped, the porcelain patio is an ideal entertaining area the rest of the garden is laid to lawn all enclosed.

## Services

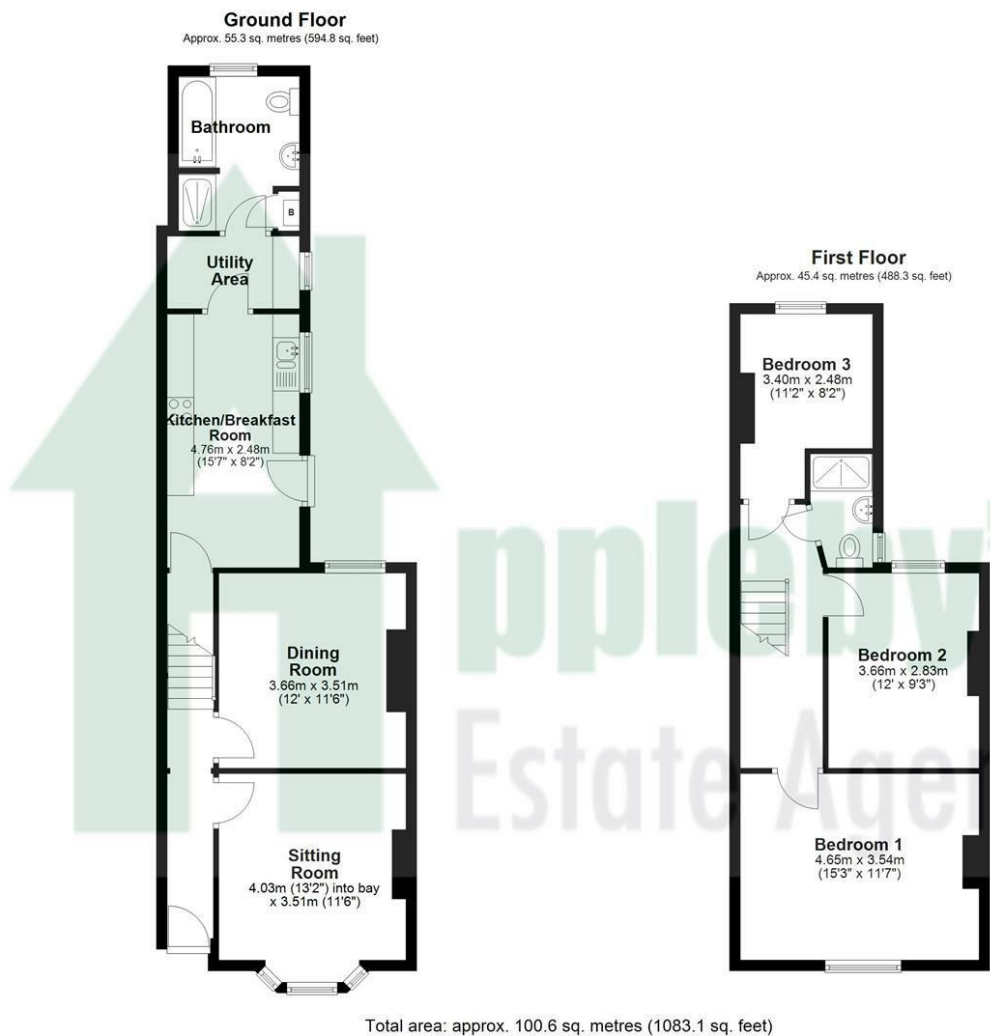
mains drainage, gas central heating  
Gloucester City Council tax band B

## Tenure

Freehold



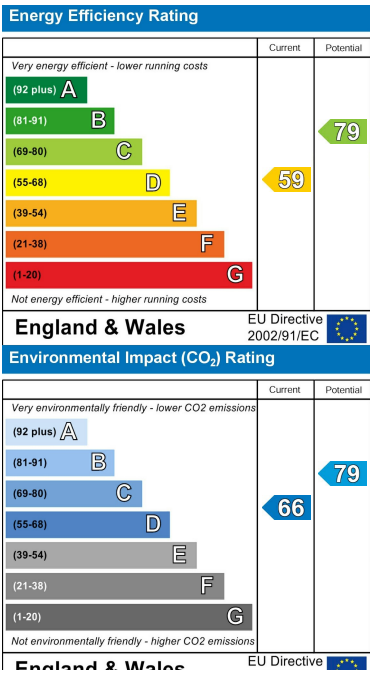
Floor Plan



Area Map



Energy Efficiency Graph



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