



13 Malvern Road, Gloucester, GL1 3JT

£1,600 Per Month

A beautifully presented three-bedroom house offering a fantastic blend of period character and modern living, ideally situated in a convenient central location.

The property has been thoughtfully extended to the rear, creating an additional reception room leading directly from the modern kitchen. The ground floor also benefits from a useful utility room and a downstairs shower room.

Upstairs, there are three good-sized bedrooms and a modern family bathroom, providing comfortable and versatile accommodation for a family, couple or professional sharers.

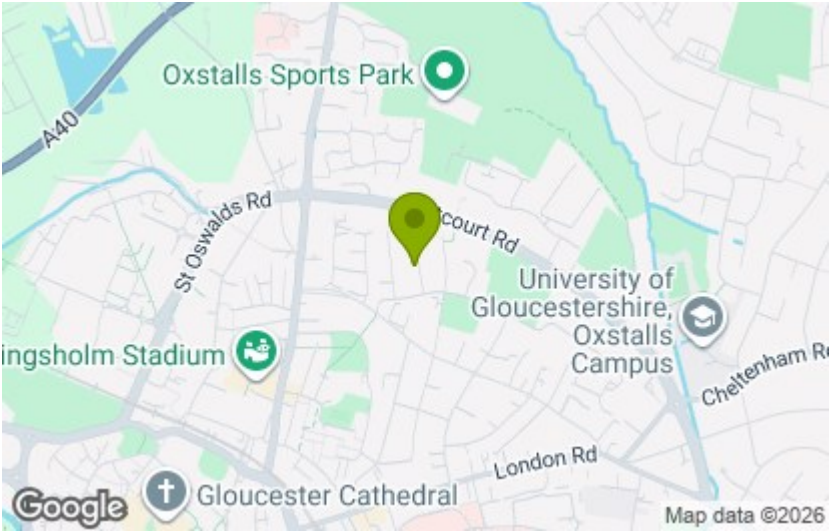
The property retains a number of charming period features, including a feature fireplace and original flooring in the hallway, adding character and warmth to the home.

Outside, there is an easy-to-maintain garden with convenient side access, while permit on-street parking is available.

- Three Bedrooms
- Immaculate Condition
- Utility Room
- Downstairs Shower Room & Main Bathroom Upstairs
- Well Maintained Garden
- Available September

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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