



3 Malvern Road, Gloucester, GL1 3JT

Offers Over £315,000

Situated in a sought-after residential area of Gloucester, Malvern Road is a charming and well-presented home offering a perfect blend of character, comfort, and practicality. This attractive property features spacious and light-filled accommodation throughout, ideal for families, first-time buyers, or investors alike.

The home benefits from a welcoming entrance hall, leading through to the generous lounge and dining room with a warm and inviting atmosphere.

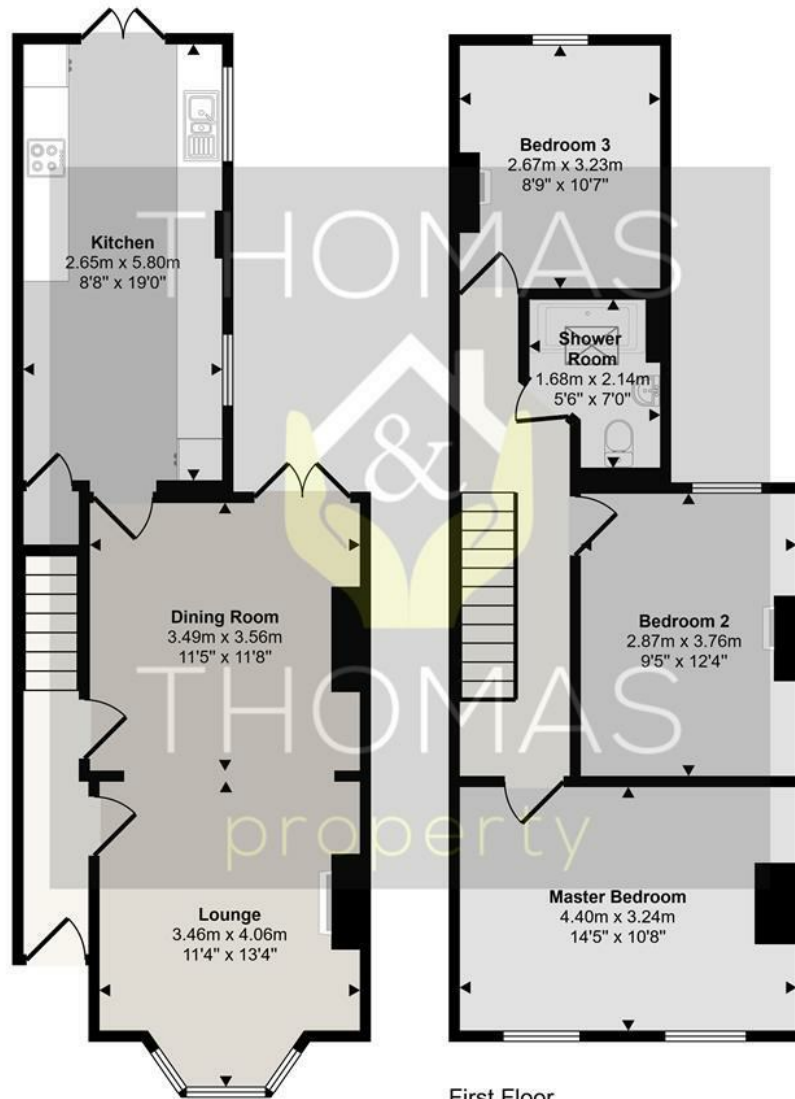
The modern fitted kitchen with ample storage and workspace is the ideal family space, with room for a breakfast table. This leads out to the generous landscaped garden which has been beautifully maintained. A cosy seating area on the decking makes it the perfect space for entertaining.

Upstairs, the property offers three well-proportioned double bedrooms and a modern family shower room with walk in shower.

Located close to local schools, shops, parks, and transport links, this is a fantastic opportunity to acquire a delightful home in a popular Gloucester location.

- Three bedroom semi detached
 - Bay fronted property
- Beautifully presented throughout
- Good sized garden with patio area
 - On road permit parking
- Close to local schools and transport links

Approx Gross Internal Area
95 sq m / 1023 sq ft



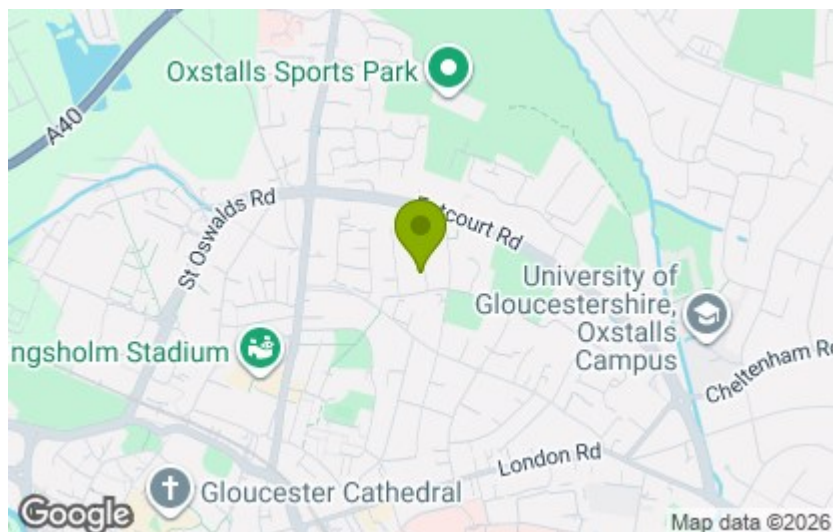
First Floor
Approx 47 sq m / 510 sq ft

Ground Floor
Approx 48 sq m / 513 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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