



25 Malvern Road, Gloucester – GL1 3JT
£318,000

Farr & Farr Sales & Lettings

25 Malvern Road

Gloucester, GL1 3JT

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.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D





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

Dimensions: 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

Dimensions: 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

Dimensions: 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 larger cupboards to either side. Underfloor heating. Conservatory area, Glazed roof with wall and window blinds. Door to dining room and UPVC double glazed doors to terrace and garden.





BEDROOM 1

Dimensions: 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

Dimensions: 9' 7" x 12' 0" (2.92m x 3.65m). Radiator. Victorian cast iron fireplace.

BEDROOM 3

Dimensions: 10' 10" x 9' 3" (3.30m x 2.82m). Double radiator. Window to the rear. Victorian cast iron fireplace.

BATHROOM

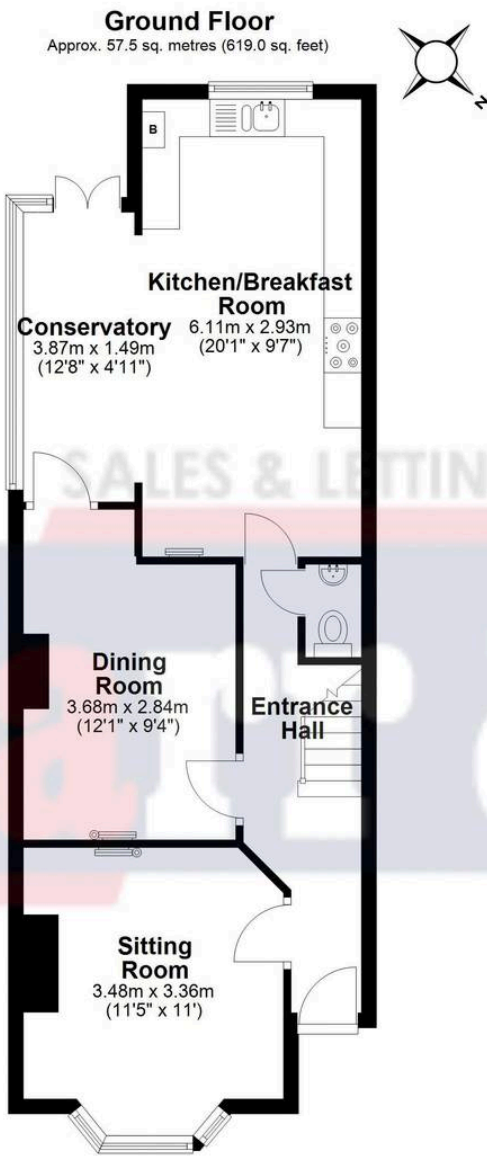
Panelled bath with central mixer taps. Vanity unit with wash hand basin and cupboards below. Low-level WC. Fully tiled shower cubicle with stainless steel controls and glazed door. Fully tiled walls. Tiled floor. Extractor fan. Vertical heated towel rail/radiator.

EXTERIOR

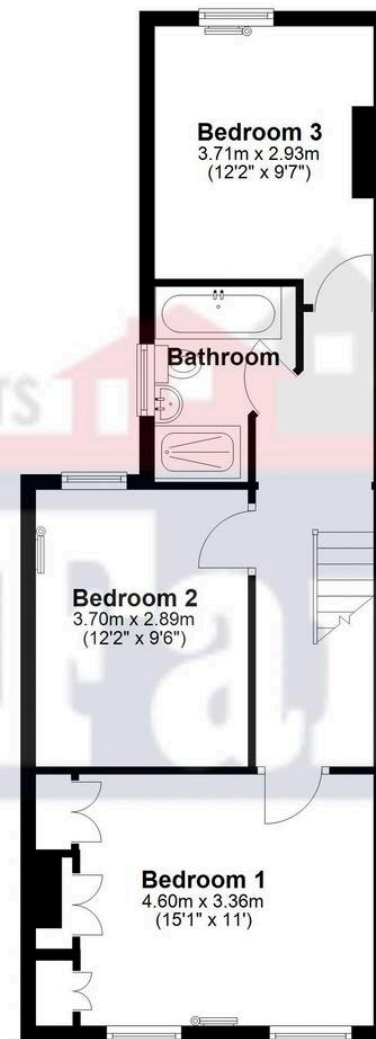
Front gardens laid to lawns with gated side access. Black and red quarry tiled path to the front door. Rear gardens, Westerly backing and very well landscaped with large area of paved terrace with gated side access and steps to lawns with shrub and bush borders. Path. Outside light and tap. Timber garden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







First Floor
Approx. 51.0 sq. metres (548.6 sq. feet)



Total area: approx. 108.5 sq. metres (1167.6 sq. feet)

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