



**Marham Drive Kingsway, Gloucester GL2 2DL**  
**£274,250**



# Marham Drive Kingsway, Gloucester GL2 2DL

- Three bedroom semi-detached home
- Separate kitchen & living room
- En-suite to master bedroom
- Spacious enclosed rear garden
- Driveway for multiple vehicles & single garage
- Potential rental income of £1,400 pcm
- EPC rating C78
- Gloucester City Council- Tax Band B (£1,741.26 per annum) 2025/2026

**£274,250**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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## Entrance Hallway

Hallway provides access to the living room, kitchen, downstairs w.c and stairwell leading to the first floor.

## Living Room

Generous sized living room provides suitable space for a dining area and access to a large storage cupboard located beneath the stairwell. Window overlooks the side aspect whilst French doors provide access to the rear garden.

## Kitchen

Ample worktop and storage space is provided with space for free standing appliances. Integrated electric hob and oven is offered alongside plumbing for a dishwasher and automatic washing machine. Window overlooks the front aspect.

## Downstairs W.C

White suite cloakroom comprises w.c and wash hand basin.

## Landing

spacious landing area provides access to all three bedrooms, family bathroom, built-in storage cupboard and to the loft above.

## Bedroom One

Double bedroom with access to an en-suite and window overlooking the front aspect.

## En-Suite

White suite shower room comprises w.c., wash hand basin, shower cubicle and window with frosted glass overlooking the side aspect.

## Bedroom Two

Double bedroom with window overlooking the rear aspect.

## Bedroom Three

Bedroom with window overlooking the rear garden.

## Bathroom

White suite bathroom comprises w.c., wash hand basin and window with frosted glass overlooking the front aspect of the property.

## Outside

To the rear, the property benefits from a spacious rear garden enclosed with fenced borders. Patio area adjacent to the property provides a suitable seating as does the decked area to the rear allowing the opportunity to enjoy the sun all day long. Gated side access opens to the driveway to the side of the property providing off-road parking for multiple vehicles. The driveway in-turn leads to the single garage benefitting from power and lighting and accessed via up and over door.

## Location

Marham Drive is situated in the popular residential area of Kingsway which provides residents with the large superstore chain Asda, doctors surgery, public eating houses alongside nursery and primary education as well as many other amenities. With various green areas, open parks spaces and mixed games courts, the area is popular with young families and professionals having close connection to the M5 leading to Bristol in the south or Birmingham in the north.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council- Tax Band B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

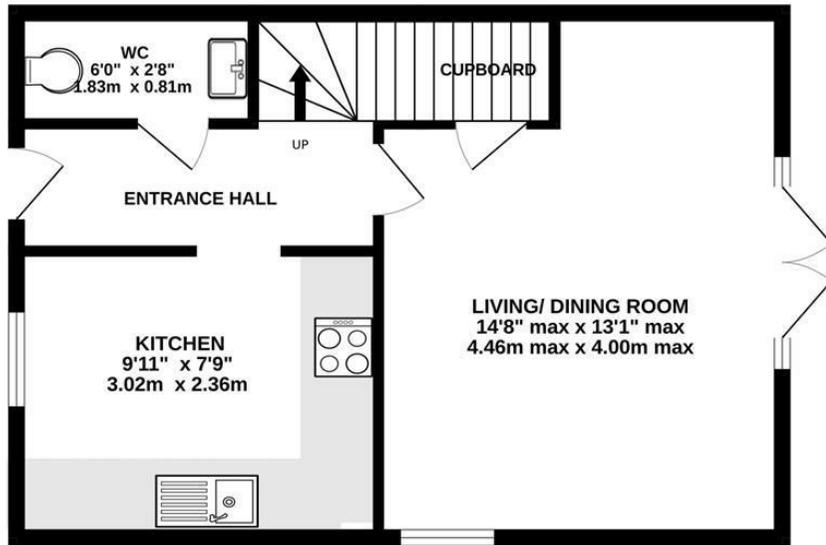
Heating: Gas central heating.

Broadband speed: Basic 7 Mbps, Superfast 40 Mbps, Ultrafast 1000 Mbps download speed.

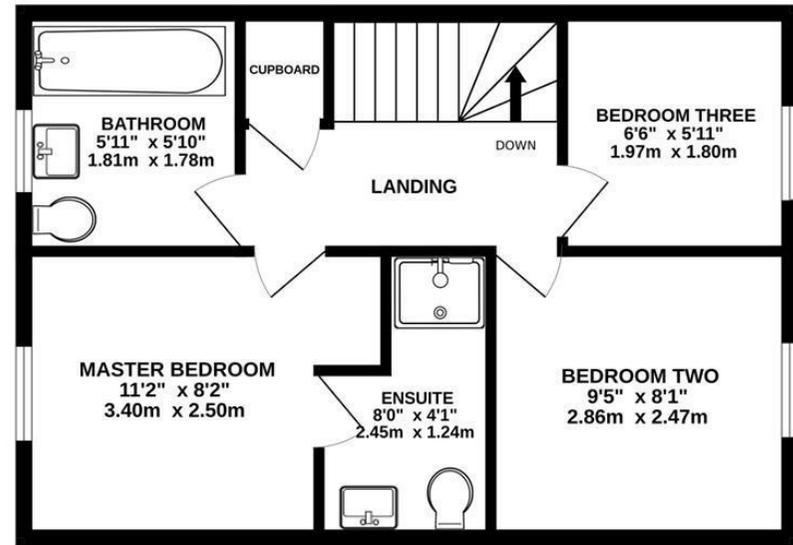
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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