



72 Marlborough Road

Gloucester, GL4 6GD

Offers in excess of £270,000



MWEA ESTATE AGENTS are delighted to welcome NEW TO THE MARKET this exceptionally well presented semi detached home located on Marlborough Road. The accommodation comprises of: Entrance hallway, two reception rooms, kitchen & conservatory.

Upstairs are three bedrooms & bathroom Outside we have an excellent size rear garden with DRIVEWAY to the front.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, laminate flooring, power points, stairs to first floor with under stairs storage, central heating thermostat, doors to both reception rooms & kitchen.

Kitchen 17'4" x 6'10" (5.3 x 2.1)

Upvc double glazed windows to side & rear, eye & base level units with roll edge work surfaces, sink/drain, cooker point, space for washing machine, integral dish washer, cupboard housing combination boiler, tiled flooring, partly tiled walls, radiator, sky light.

Lounge 12'5" x 11'9" (3.8 x 3.6)

Upvc double glazed windows to front, radiator, power points, multi fuel log burner, telephone point.

Second Reception Room 12'0" x 10'9" (3.67 x 3.3)

Upvc double glazed sliding doors to rear, radiator, power points, gas feature fire place.

Conservatory 11'9" x 9'6" (3.6 x 2.9)

Upvc double glazed door to rear, Upvc double glazed windows to rear & side, glass roof, tiled flooring, power points, radiator.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, doors to all rooms.

Bedroom 1 12'1" x 11'5" (3.7 x 3.5)

Upvc double glazed windows to front, radiator, power points.

Bedroom 2 11'5" x 10'2" (3.5 x 3.1)

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3 10'2" x 7'2" (3.1 x 2.2)

Upvc double glazed windows to side, radiator, power points.

Bathroom

Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, towel rail, partly tiled walls.

Rear Garden

An excellent size garden which is partly paved, mainly laid to lawn, shed, gated side access.

Tenure

Freehold.

Services

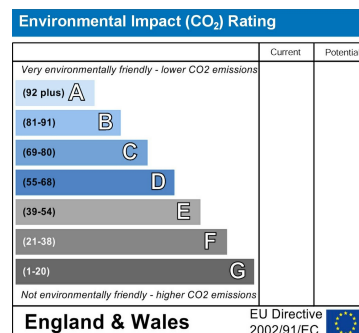
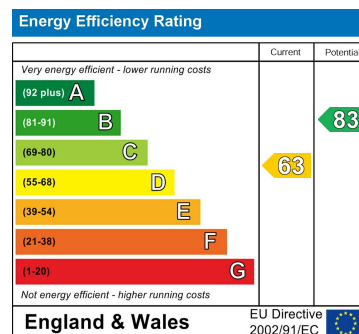
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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