



86 Marlborough Road

Gloucester, GL4 6GD

Offers over £275,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this extended three bedroom semi detached house situated in a popular and central location. Boasting spacious accommodation that has been finished to a high standard throughout with enclosed south facing rear garden and off road parking for two vehicles, we highly advise an early viewing to avoid disappointment.



Entrance Hall

Power points, engineered oak flooring, stairs to first floor landing, side aspect upvc double glazed window. Door to:

Lounge / Diner 20'6" x 11'9" (6.26m x 3.60m)

Tv point, telephone point, power points, radiator, feature fireplace with oak mantel, slate hearth and electric fire inset, engineered oak flooring, space for dining table, bespoke storage unit, wooden door to under stairs storage cupboard, front aspect upvc double glazed window with window seat. Door to:

Kitchen 12'11" x 9'10" (3.95m x 3.02m)

Range of base, wall and drawer mounted units, solid wooden worktop, appliance points, power points, one and a half bowl single drainer sink unit with a mixer tap over. Space for Range cooker with extractor hood over, space for dishwasher and tall fridge/ freezer. Partly tiled walls, radiator, vinyl flooring, rear aspect upvc double window and upvc double glazed door to garden. Door to:

Utility 6'0" x 5'9" (1.85m x 1.77m)

Range of base and wall mounted units, solid wooden worktop, appliance points, power points. Space and plumbing for washing machine and tumble drier, Worcester gas fired combination boiler, partly tiled walls, vinyl flooring, front aspect upvc frosted double glazed door.

Play Room/ Study 9'11" x 8'4" (3.03m x 2.55m)

Power points, radiator, vinyl flooring, rear aspect upvc double glazed French doors leading to the garden.

Landing

Radiator, side aspect upvc double glazed window. Doors to all rooms:

Bedroom 1 11'11" x 10'10" (3.64m x 3.32m)

Power points, radiator, wooden door to built in wardrobe, front aspect upvc double glazed window.

Bedroom 2 12'6" x 9'2" (3.82m x 2.80m)

Tv point, power points, radiator, rear aspect upvc double glazed window.

Bedroom 3 9'1" x 8'11" (2.79m x 2.74m)

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled pea bath with electric shower over, low level wc, vanity wash hand basin with storage below and mixer tap over. Stainless steel heated towel/ radiator, wooden door to storage cupboard, partly tiled walls, tiled flooring, front aspect upvc frosted double glazed window.

Outside

To the front of the property there is a concrete driveway providing off road parking for two vehicles.

To the side there is a wooden thumb latch door to an outside wc and a further wooden thumb latch door to a storage cupboard.

To the rear there is a slate flagstone patio which leads onto a flat lawn which is fully enclosed by wooden panelled fencing. At the bottom of the garden there is a newly installed:

Garden Room 13'6" x 12'9" (4.12m x 3.91m)

Of timber frame construction with front aspect doors. Also comprising a separate store cupboard with power (measuring 3.91m x 1.21m)

The rear garden also benefits from being south facing and has an outside tap.

Tenure

Freehold

Local Authority

Gloucester City Council
Council Tax Band: B

Services

Mains water, gas, electricity and drainage

Awaiting Vendor Approval

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		60	
(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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