



30 Marlborough Road Gloucester, GL4 6GE

Offers in excess of £250,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this beautifully presented two double bedroom 1930s semi-detached home, ideally situated in a popular and central location within easy reach of the city centre, hospital and train station.

Full of character and charm typical of the 1930s era, this wonderful home offers spacious and well-balanced accommodation throughout, perfectly suited to first-time buyers, young families or professionals alike. The property seamlessly blends period features with modern-day comforts, creating a warm and inviting living environment.

Externally, the home benefits from an established and well-maintained rear garden, providing an excellent space for entertaining, relaxing or family enjoyment. To the front, a generous driveway offers off-road parking for up to three vehicles and leads to a useful carport, adding further practicality.



Entrance Hall

Accessed via upvc double glazed door. Radiator, tiled flooring. stairs to first floor landing. Door to:

Lounge/ Diner

Tv point, power points, radiator, feature fireplace with multi-fuel stove, space for dining table, storage cupboard, coving, front aspect upvc double glazed bay window.

Shower Room

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin with mixer tap over. Heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights, side aspect upvc double glazed window.

Kitchen

Range of base, wall and drawer mounted units, solid wooden worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, Rangemaster cooker with extractor hood over, space for fridge/ freezer, washing machine and dishwasher. Tiled flooring, partly tiled walls, side and rear aspect upvc double glazed windows. Door to:

Conservatory

Of upvc construction with a polycarbonate roof.

Landing

Power points, side aspect upvc double glazed window. Door to:

Bedroom One

Power points, radiator, wooden door to built in wardrobe with Worcester gas fired combination boiler, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, access to loft space, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath, concealed wc, wash hand basin with mixer tap over and storage below. Heated towel rail, fully tiled walls, inset ceiling spotlights, rear aspect upvc double glazed window.

Outside

To the front of the property is a driveway providing off road parking for 3 cars with gated access leading to a carport.

The rear of the property benefits from a well-established, fully enclosed garden, complete with a patio seating area and lawn, ideal for families and entertaining alike. In addition, there are two substantial timber outbuildings, both with power and lighting, offering excellent versatility

Tenure

Freehold

Local Authority

Gloucester City Council
Council Tax Band: B

Services

Mains water, gas, electricity and drainage.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(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	

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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

