



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**3 Marlborough Road, Gloucester**

Gloucester

**£180,000**

# 3 Marlborough Road

Gloucester, Gloucester

We are delighted to bring to the market a TWO Bedroom Semi Detached House located on Marlborough Road. Ground floor comprises of TWO RECEPTION Rooms, Kitchen and Lean To whilst upstairs are Two DOUBLE Bedrooms, Bathroom and a Box Room. Although in need of some general updating, the property does benefit from UPVC Double Glazing and Gas Radiator Central heating with a boiler fitted in 2025.

Externally are Gardens to front and rear and is available with NO ONWARD CHAIN!

Property for sale through Michael Tuck Agents. Approximate potential rental value of £1000pcm, please contact Michael Tuck Lettings In Gloucester for more details

Call 01452 543200

Council Tax band: B

Tenure: Freehold

- No Onward Chain
- Semi Detached House
- Two Double Bedrooms
- Upstairs Bathroom and Box Room
- Lounge and Dining Room
- Kitchen
- UPVC Double Glazing
- Gas Radiator Central Heating
- Rear Garden
- Energy Rating D62



**Entrance Hall**

13' 0" x 3' 0" (3.96m x 0.92m)

**Lounge**

11' 0" x 9' 6" (3.36m x 2.90m)

**Dining Room**

11' 10" x 9' 5" (3.60m x 2.86m)

**Kitchen**

9' 5" x 7' 11" (2.88m x 2.41m)

**Lean-To**

5' 2" x 4' 8" (1.58m x 1.42m)

**Landing**

12' 3" x 5' 0" (3.73m x 1.53m)

**Bedroom One**

13' 8" x 11' 1" (4.16m x 3.37m)

**Bedroom Two**

11' 11" x 8' 5" (3.63m x 2.56m)

**Bathroom**

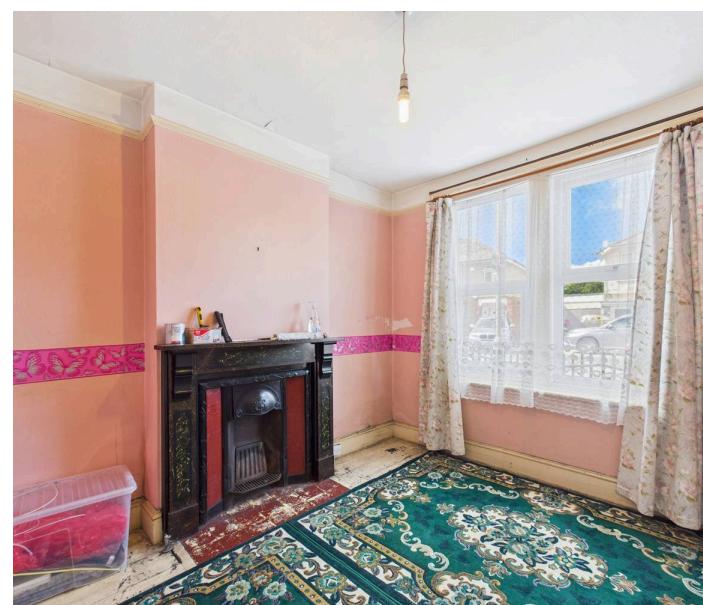
8' 2" x 4' 8" (2.49m x 1.43m)

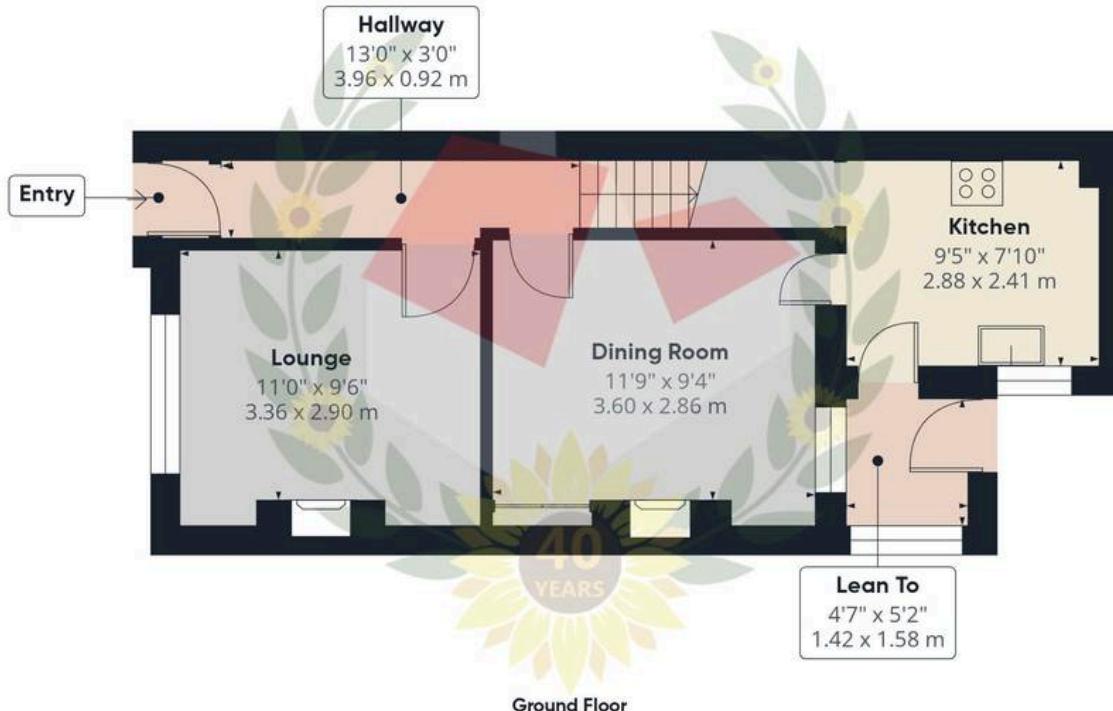
**Study**

7' 9" x 4' 5" (2.36m x 1.35m)

**Additional Information**

Gas - Mains Electric - Mains Water - Mains

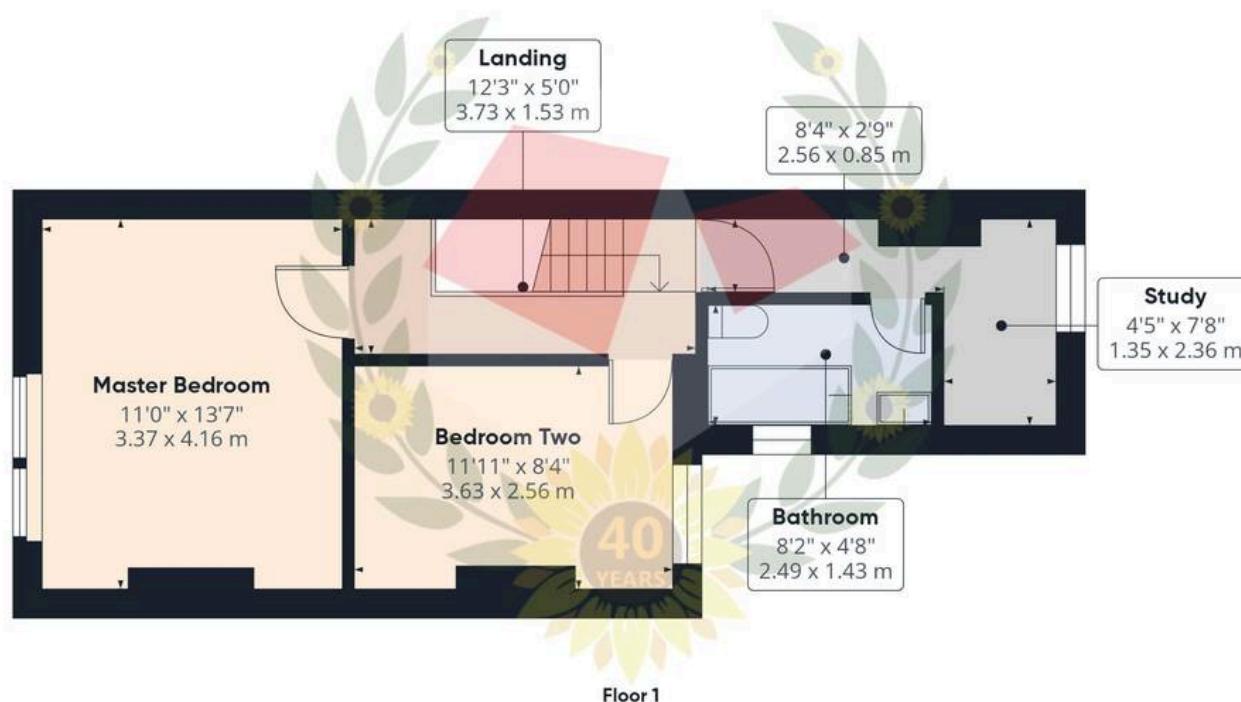




Approximate total area<sup>(1)</sup>

777 ft<sup>2</sup>

72.2 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Michael Tuck Quedgeley

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