



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!

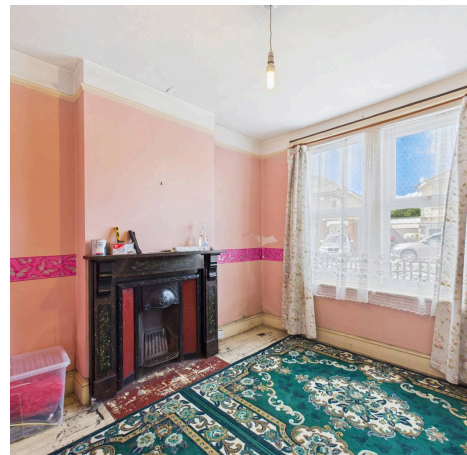
Property for sale through Michael Tuck Agents. Approximate potential rental value of £1000pcm, please contact Michael Tuck Lettings In Gloucester for more details

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)

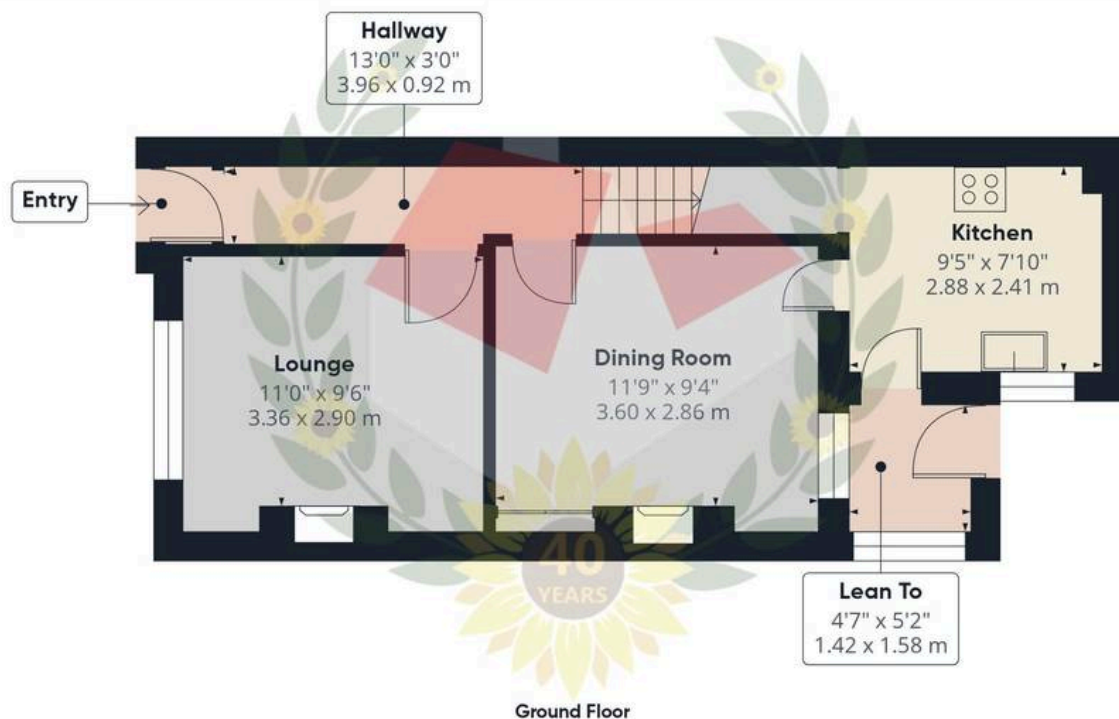
Study

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

Additional Information

Gas - Mains Electric - Mains Water - Mains

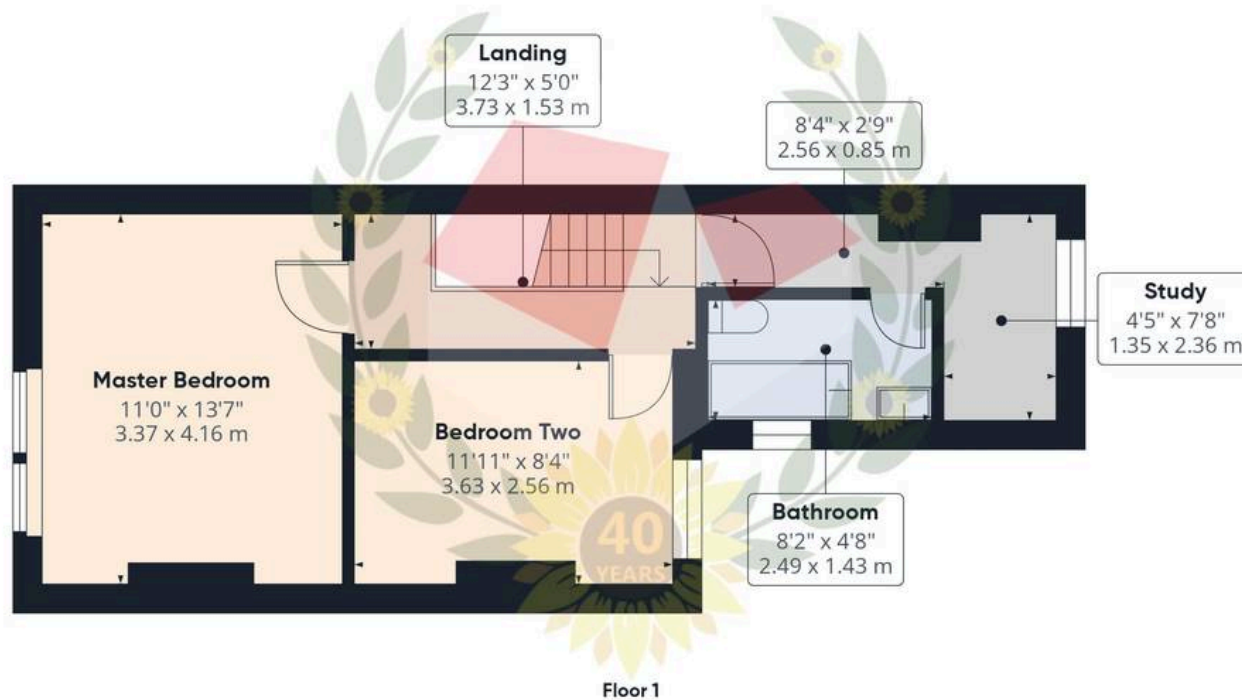




Approximate total area⁽¹⁾

777 ft²

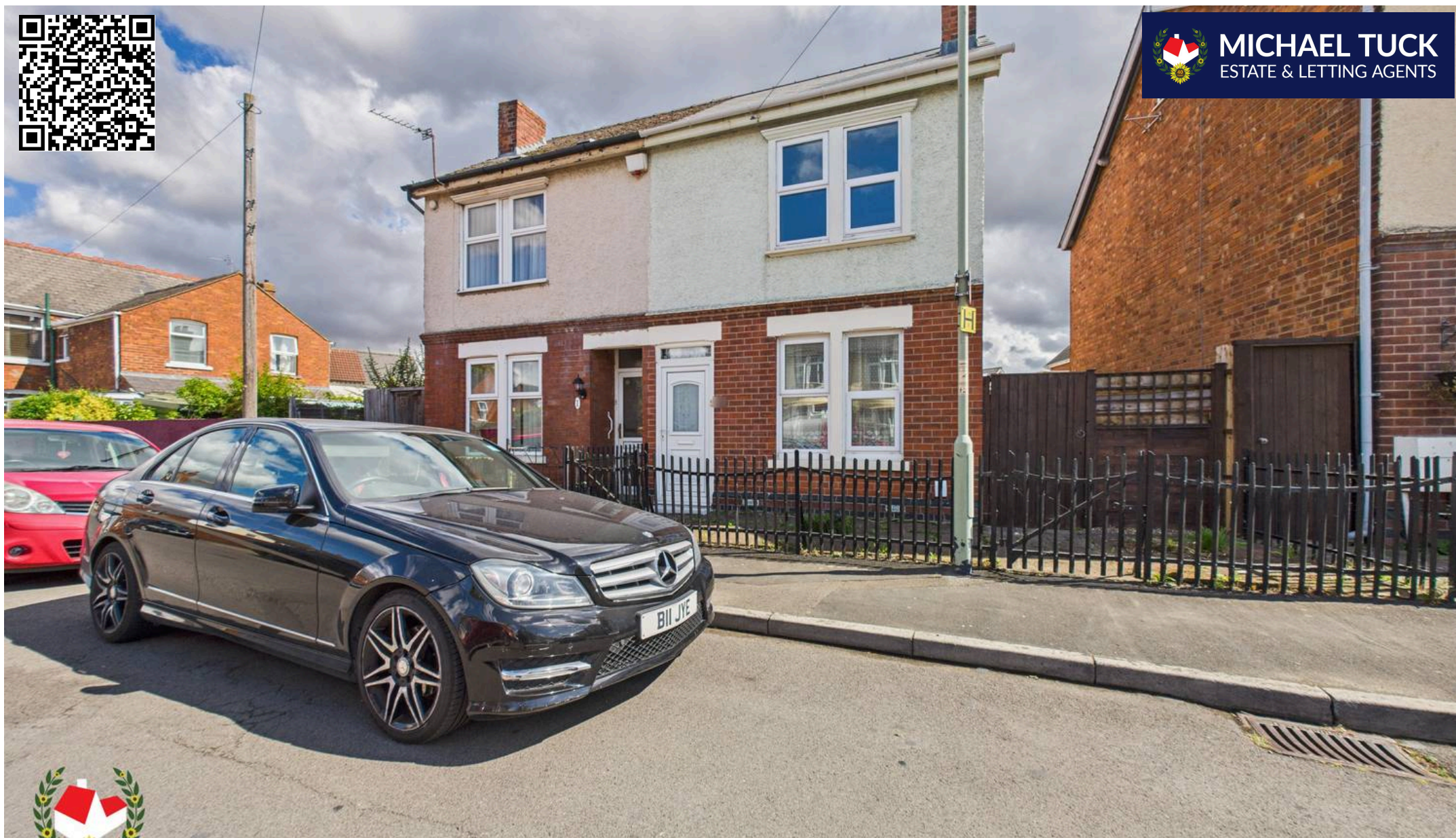
72.2 m²



(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.

GIRAFFE360



Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.