



Marleyfield Close, Gloucester GL3 1JD

£185,000



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• Over 55's Two Bedroom Maisonette • Ground floor property with private garden • Recently refurbished throughout • Located in a private road complex • Situated in the ever popular residential location of Churchdown • EPC rating of TBC • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/27

£185,000

Living / Dining Room

A generously sized living/dining room with window to front aspect and access to all rooms and front door.

Kitchen

Modern kitchen with floor to ceiling cupboard space, completed with electric oven and hob with extractor overhead, plumbing for washing machine and space for fridge freezer.

Master Bedroom

Double bedroom with built in wardrobes and french doors to garden patio area.

Second Bedroom

Single bedroom with scope to be used as storage space and/or dressing room with french doors to garden.

Bathroom

Modern white suite with shower cubicle, w.c, wash hand basin and heated towel rail.

Outside

The property is located in a private complex with plenty of non-allocated parking, side access is available to the garden, the garden itself provides a patio area for seating and a shed with power.

Location

Ever sought after, the suburb of Churchdown is ideally located for links to both Gloucester, Tewkesbury, Cheltenham and Bristol. With local amenities to include various convenience stores, petrol station, post office, hairdressers, public house, takeaways and access to various primary and secondary schools, ideal for both working professionals and young families.

Material Information

Tenure: Leasehold of 125 years with 89 years remaining, with a service charge of £800 per annum, paid quarterly. (Information correct as of 03/04/2026).

Local authority and rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/27

Electricity supply: Mains

Water supply: Meter

Sewerage: Mains

Heating: Electric

Broadband speed: Basic 17 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps- Highest available download speed

Mobile phone coverage: EE, Three, O2 & Vodafone.



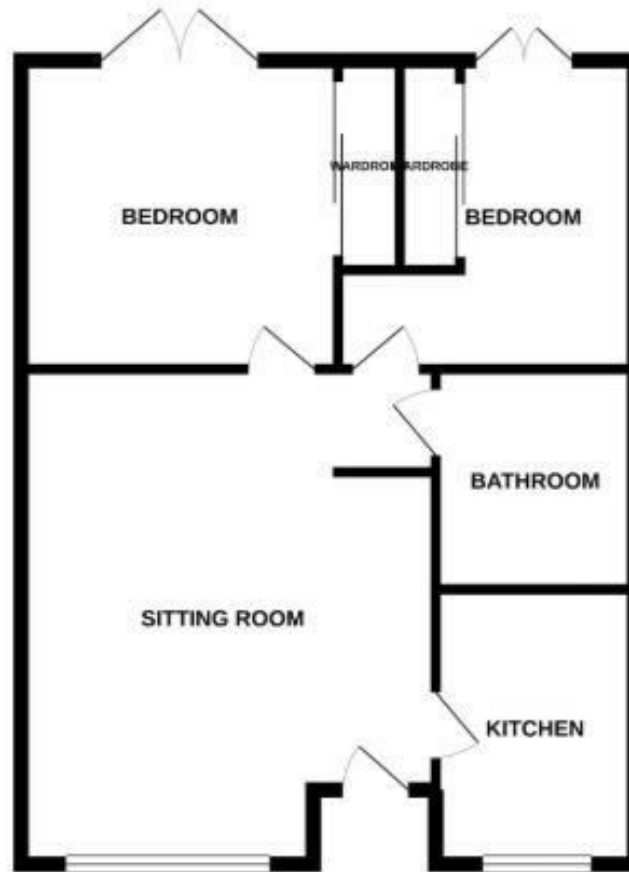
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Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
32-38kWh A			
21-31kWh B			
15-20kWh C			
10-15kWh D			
5-10kWh E			
1-5kWh F			
0-1kWh G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



