



**Marlborough Road, Gloucester GL4 6GD**  
**£290,000**





# Marlborough Road, Gloucester GL4 6GD

• Three / four bedroom double bay fronted semi-detached family home • Immaculately presented throughout • Extended & flexible living accommodation • Private & enclosed rear garden • Large driveway providing off-road parking for multiple vehicles • Potential rental income of £1,250 pcm • EPC rating C73 • Gloucester City Council - Tax Band A (£1,741.26 per annum 2025/2026)

**£290,000**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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## Entrance Porch

Convenient sized entrance porch, ideal for shoes and coats, opens through the hallway.

## Hallway

Spacious hallway provides access to the living room, snug, home office and cupboard located beneath the stairwell.

## Living Room

Bay fronted living room with window overlooking the front aspect.

## Snug

Formerly the kitchen and dining room, the rooms have opened together to create an ideal snug area perfect for seating and relaxing. The room opens to the extended kitchen.

## Kitchen / Dining Room

Added on by the current owners, the extensive kitchen boasts an array of worktop and storage space with integrated appliances to include double electric air fryer ovens, induction hob and dishwasher alongside plumbing for an automatic washing machine and tumble dryer. The kitchen also provides suitable space for a dining area. Window overlooks the rear aspect whilst access is provided to a lean-to and to an additional porch area to the rear.

## Office / Bedroom Four

Formerly the garage, the room has been transformed to create a fourth bedroom which also offers the potential to be utilised as a home office if required. Sliding doors open to an en-suite shower room.

## Shower Room

White suite shower room comprising w.c., wash hand basin and wet room area.

## Landing

Landing provides access to all three bedrooms, family bathroom and to the loft above.

## Bedroom One

Double bedroom with built-in wardrobes, additional storage cupboard and bay window overlooking the front aspect.

## Bedroom Two

Double bedroom with window overlooking the rear aspect.

## Bedroom Three

Bedroom with window overlooking the rear aspect.

## Bathroom

Modern white suite family bathroom comprising w.c., wash hand basin, bath with shower attachment over and window with frosted glass overlooking the front aspect.

## Outside

The property boasts a private rear garden enclosed with fenced borders with decking area leading on to a raised lawn area. To the front, the driveway provides off-road parking for approximately three vehicles.

## Location

Situated on the outskirts of Gloucester City Centre, Marlborough Road appeals to a wide range of potential purchasers having access to both primary and secondary education, a range of amenities, multi sport court, playing grounds, bus links alongside being a short distance from the historic Gloucester Quays providing various restaurants, bars and twelve screen cinema.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band A (£1,741.26 per annum 2025/2026).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

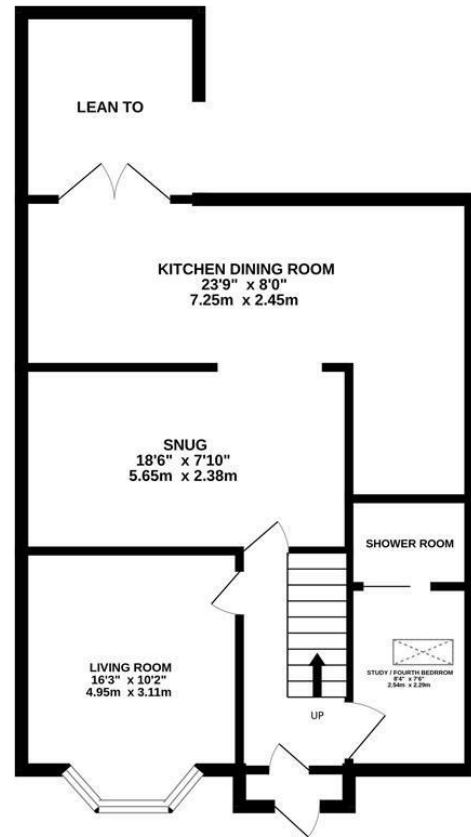
Heating: Gas central heating.

Broadband speed: Basic 4 Mbps, Superfast 39 Mbps, Ultrafast 1000 Mbps download speed.

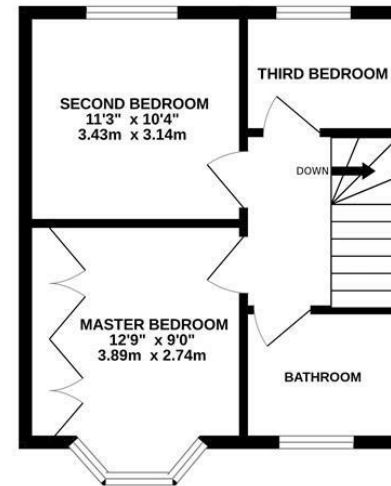
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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