



### 3 Malvern Road, Gloucester, GL1 3JT

Offers Over £315,000

Situated in a sought-after residential area of Gloucester, Malvern Road is a charming and well-presented home offering a perfect blend of character, comfort, and practicality. This attractive property features spacious and light-filled accommodation throughout, ideal for families, first-time buyers, or investors alike.

The home benefits from a welcoming entrance hall, leading through to the generous lounge and dining room with a warm and inviting atmosphere.

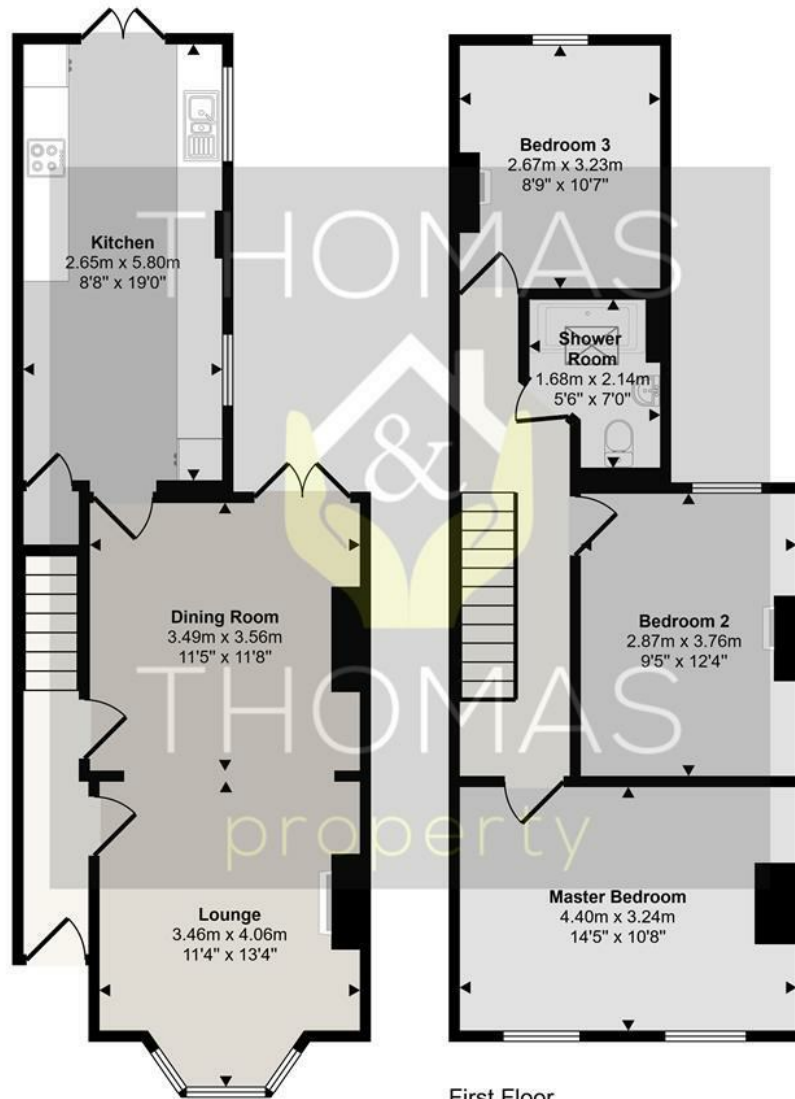
The modern fitted kitchen with ample storage and workspace is the ideal family space, with room for a breakfast table. This leads out to the generous landscaped garden which has been beautifully maintained. A cosy seating area on the decking makes it the perfect space for entertaining.

Upstairs, the property offers three well-proportioned double bedrooms and a modern family shower room with walk in shower.

Located close to local schools, shops, parks, and transport links, this is a fantastic opportunity to acquire a delightful home in a popular Gloucester location.

- Three bedroom semi detached
  - Bay fronted property
- Beautifully presented throughout
- Good sized garden with patio area
  - On road permit parking
- Close to local schools and transport links

Approx Gross Internal Area  
95 sq m / 1023 sq ft



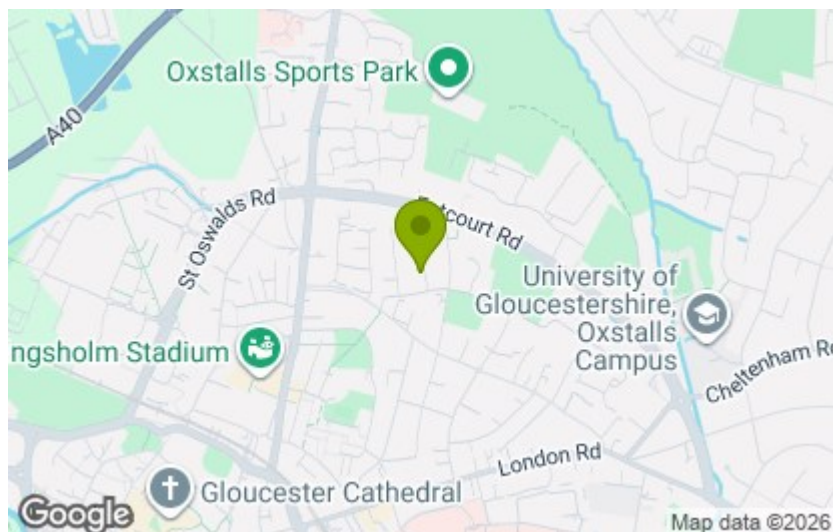
First Floor  
Approx 47 sq m / 510 sq ft

Ground Floor  
Approx 48 sq m / 513 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | 80        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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.