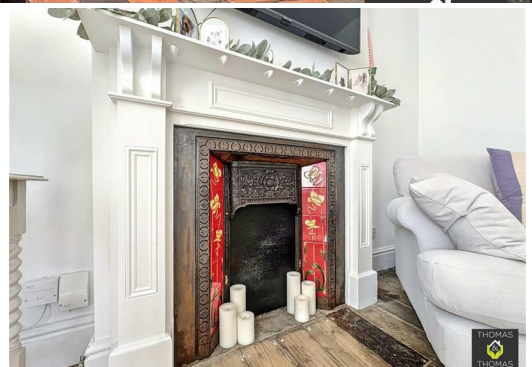




13 Malvern Road, Gloucester, GL1 3JT

£1,700 Per Month

A beautifully presented three-bedroom house offering a fantastic blend of period character and modern living, ideally situated in a convenient central location.

The property has been thoughtfully extended to the rear, creating an additional reception room leading directly from the modern kitchen. The ground floor also benefits from a useful utility room and a downstairs shower room.

Upstairs, there are three good-sized bedrooms and a modern family bathroom, providing comfortable and versatile accommodation for a family, couple or professional sharers.

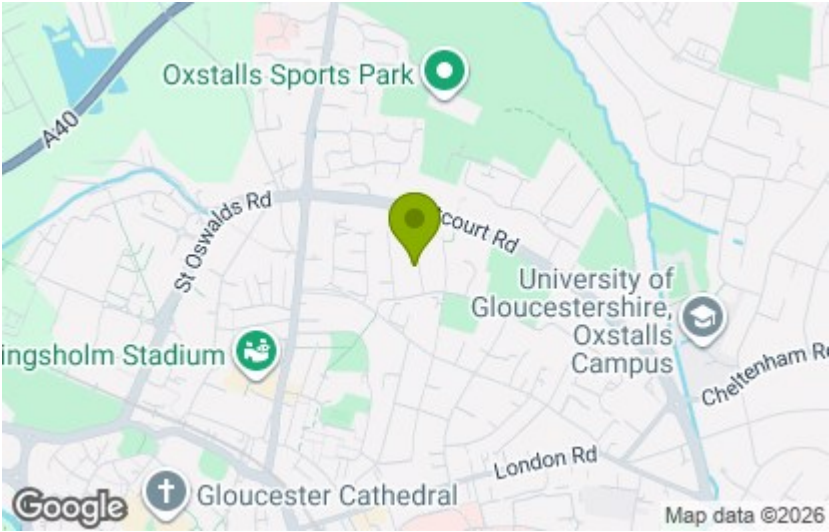
The property retains a number of charming period features, including a feature fireplace and original flooring in the hallway, adding character and warmth to the home.

Outside, there is an easy-to-maintain garden with convenient side access, while permit on-street parking is available.

- Three Bedrooms
- Immaculate Condition
- Utility Room
- Downstairs Shower Room & Main Bathroom Upstairs
- Well Maintained Garden
- Available September

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	87

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.