Murdock & Wasley
ESTATE AGENTS




# 20 Marlstone Close

, Gloucester, GL4 6ES

**Offers over £290,000**

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We are delighted to offer for sale, for the first time since new, this imposing double-fronted detached family home, tucked away within a popular and private cul-de-sac.
Beautifully presented throughout, this spacious property is perfectly suited for growing families, offering well-balanced accommodation and a fantastic sense of privacy.
Externally, the home benefits from a garage and ample off-road parking, while the rear of the property provides a convenient and practical outdoor space.

Ideally located, the property is within easy reach of excellent local amenities, including the Robinswood Hill Country Park, Gloucester Golf Club, and the Hatton Court Hotel & Spa.







## Entrance Hallway
Accessed via double glazed front door, radiator, stairs leading to first floor, doors to cloakroom & lounge.

## Cloakroom
Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, radiator, partly tiled walls, fuse panel.

## Lounge
Upvc double glazed windows to side, radiator, power points, television point. Door through too:

## Open Plan Kitchen/Diner
Upvc double glazed box bay window to front, Upvc double glazed windows & french doors to side, eye & base level units with roll edge work tops, sink/drainer, built in electric oven with gas hob & hood, space for further appliances, wall mounted combination boiler, radiator, power points, under stairs storage cupboard.

## First Floor Landing
Upvc double glazed windows to front, access to loft via hatch, airing cupboard, doors to all rooms.

## Bedroom 1
Upvc double glazed windows to side, radiator, power points, built in wardrobes, door too:

## En-Suite
Upvc frosted double glazed window to front & side, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

## Bedroom 2
Upvc double glazed windows to side, radiator, power points.

## Bedroom 3
Upvc double glazed windows to front, radiator, power points.

## Family Bathroom
Upvc frosted double glazed windows to rear, panelled bath, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

## Rear Garden
An enclosed area which is partly paved with an are laid to lawn & raised decking area. Cold water tap, gated side access.

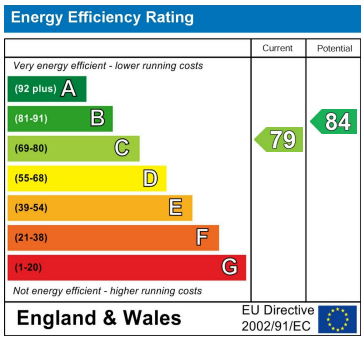
## Tenure
Freehold.

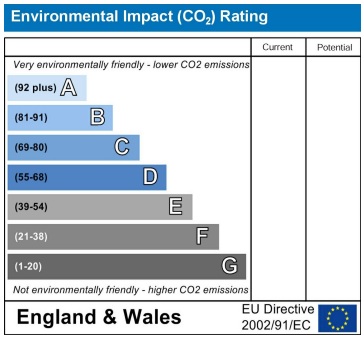
## Services
Mains water, gas, electricity & drainage.

## Local Authority
Gloucester City Council- Band C

## Awaiting Vendor Approval
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.




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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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