

TG

SALES & LETTINGS



Manu Marble Way, Gloucester Gloucestershire GL1 5QZ

Offers in the region of £365,000

- New Build Semi-Detached Home
- Four Bedrooms
- Ensuite To Primary Bedroom
- Garage
- Driveway
- Views Over the Play Area
- Enclosed Rear Garden

The Property

TG Sales & Lettings are excited to present this lovely “Percy” style home located in the Earls Park development. It features four spacious bedrooms, driveway parking for two cars, a garage, an enclosed rear garden, and overlooks a charming park area. The property is conveniently situated a short distance from local schools and the beautiful waterside setting of Gloucester Quays.

As you enter through the front door, you will find yourself in a welcoming hallway that leads to a cloakroom, a fabulous kitchen/dining room with a bay window, and a lounge that provides ample living space with two sets of French doors leading to the garden.

Moving upstairs, you will find the primary bedroom, which has an ensuite shower room, two more double bedrooms, a single bedroom, and a family bathroom with a shower over the bath.

To the rear, there is an enclosed garden with gated access to the side, driveway, and garage.

Furthermore, the property benefits from some remaining on the NHBC warranty.



Situation

Earls Park is an exclusive development consisting of 2,3, and 4-bedroom homes close to the centre of the historic city of Gloucester and the waterside setting of the Gloucester Quays and docks. This area is a popular suburb of the Historic City of Gloucester with a mix of period properties and new build developments. It is ideally placed for local amenities, including primary and secondary schooling. A short distance away is Gloucester Quays, where you will find a range of shops, restaurants, bars and cinema. Also within a short distance, the city centre is home to the Cathedral and various listed buildings alongside main stream shops. Transport networks linking us to Bristol and Birmingham, including public transport to Cheltenham, can also be easily accessed.

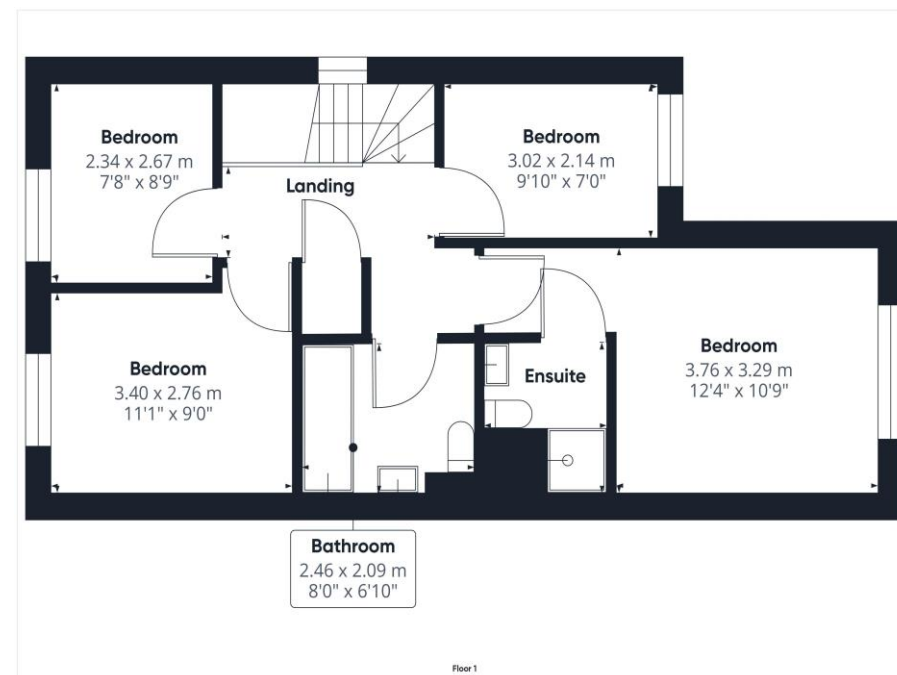
Tenure Freehold

Local Authority Gloucester

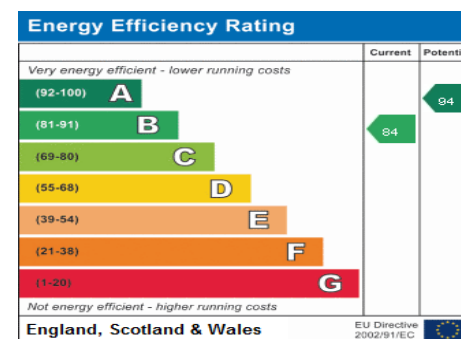
Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band D





Head Office
 TG Sales & Lettings
 48 Stroud Road
 Gloucester
 Gloucestershire
 GL1 5AJ
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 48 Stroud Road, Gloucester, Gloucestershire, GL1 5AJ.