



## 62 Linden Road

, Gloucester, GL1 5HD

**£250,000**



Murdock and Wasley are proud to present this recently refurbished, three bedroom family home, a mix of period features and a modern twist, this property provides space and light throughout with a City Centre location, close to all local amenities.

The home comprises, lounge diner, kitchen, bathroom, three bedrooms and sunroom, there is a low maintenance garden to the rear, perfect for outdoor entertaining.

Further benefits include Upvc double glazing, gas central heating & offered with NO ONWARD CHAIN.

01452 682952



### Entrance Hall

Accessed via upvc double glazed door, radiator, power points, stairs leading to first floor, door leading to:

### Lounge Diner

Tv points, power points, radiator, upvc double glazed window with front and rear aspects, door leading through to:

### Kitchen

Range of base, wall and drawer mounted units, solid worktop, appliance points, power points, single bowl single drainer sink unit with mixer tap over. Oven/ grill with electric four ring hob and extractor hood over, integrated washing machine, dishwasher and fridge freezer, side aspect upvc double glazed window, door to:

### Sunroom

Power points, radiator, upvc double glazed windows, door leading to rear garden.

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal hand basin with mixer tap over, heated towel rail, inset ceiling spotlights, partly panelled walls, side and rear aspect upvc double glazed frosted window.

### Bedroom One

Tv point, power points, radiator, upvc double glazed windows with front aspect.

### Bedroom Two

Tv point, power points, radiator, upvc double glazed windows with rear aspect.

### Bedroom Three

Tv point, power points, radiator, upvc double glazed windows with front aspect.

### Outside

The property is accessed via a metal fence, a pathway then leads to the front door. the front courtyard is laid with decorative stone and has a side gate which leads to the rear garden,

The property further benefits from a generous rear garden offering excellent potential for landscaping and outdoor entertaining. Predominantly laid to lawn with a paved pathway running through the centre, the garden provides a fantastic blank canvas for buyers looking to create their ideal outdoor space. Enclosed by mature hedging and fencing.

### Tenure

Freehold

### Services

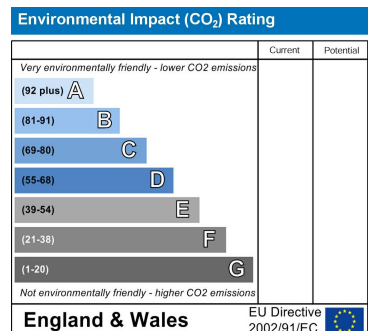
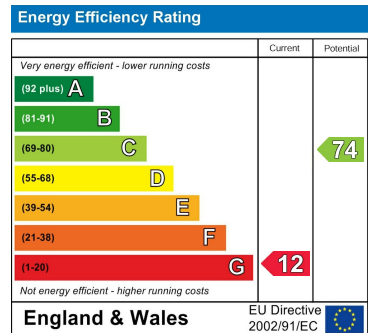
Mains water, gas, electricity and drainage

### Local Authority

Gloucester City Council  
Council Tax Band B

### 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 firm's 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

