



14 Henley Place

Linden, Gloucester, GL1 5EF

£320,000



We are delighted to welcome to the open market this attractive red brick semi-detached period home, ideally positioned on a quiet no-through road in the popular area of Linden.

Presented in good order throughout, this charming property offers a fantastic opportunity for buyers seeking a character home with potential to make their own. Perfectly suited for families, the property combines space, location, and traditional appeal.

Offered to the market with no onward chain, early viewing is strongly advised.



Entrance Hallway

Approached via Upvc double glazed front door, laminate flooring, stairs leading to first floor, doors to both lounge & dining room.

Lounge

Upvc double glazed windows to front & Upvc double glazed french doors to rear, television point, two radiators, power points, door to:

Kitchen

Upvc double glazed windows & door to rear, eye & base level units with roll edge work tops, electric oven with separate gas hob & hood, space for appliances, power points, under stairs storage cupboard.

Dining Room

Upvc double glazed windows to both front & side, radiator, laminate flooring, radiator.

First Floor Landing

Upvc double glazed windows to rear, access to loft via hatch, cupboard housing combination boiler, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 2

Upvc double glazed windows to front, radiator, power points.

Bedroom 3

Upvc double glazed windows to rear, radiator, power points.

Bathroom

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator.

Rear Garden

An enclosed south facing garden which is partly laid to gravel, stone & lawn, gated side access.

Tenure

Freehold.

Local Authority

Gloucester City Council- Band B

Services

Mains water, electricity, gas & drainage.

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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	

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	

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

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