



## 165 Linden Road

Linden, Gloucester, GL1 5JE

**£325,000**



Murdock & Wasley Estate Agents are delighted to present this spacious and well-maintained family home, combining modern comforts with charming character features throughout.

Offering generous and versatile living accommodation, this move-in-ready property is ideal for growing families seeking space, style, and practicality. The generous rear garden provides the perfect setting for relaxing, entertaining, and family enjoyment, while the location benefits from easy access to a range of highly regarded schools, local amenities, and Gloucester City Centre.

Contact Murdock & Wasley Estate Agents today to arrange your viewing



**Entrance Hall**

Accessed via upvc double glazed door, stairs to landing, period tiled flooring, door to under stairs storage. Doors lead off:

**Lounge**

Television point, data point, power points, wall mounted radiator, fireplace with log burner inset and surround, front aspect upvc double glazed window.

**Kitchen / Dining Area**

, Range of base, wall and drawer mounted units, laminate worktops, stainless steel sink with mixer tap over, appliance points, power points. eye level oven four ring gas hob and extractor hood over, integrated washing machine, tumble drier, dishwasher and fridge/ freezer. Partly tiled walls, laminate flooring, side aspect upvc double glazed windows and side aspect upvc double glazed door leading off:

**Bathroom**

Suite comprising low level wc, wall mounted wash hand basin with mixer taps over and storage below, step in cubicle with shower over, roll claw bath with taps over, partly tiled walls, tiled flooring, wall mounted radiator, rear aspect upvc double glazed windows.

**Play Room**

Power points, wall mounted radiator, side aspect upvc double glazed windows, rear aspect upvc double glazed french door leading to the garden.

**Landing**

Power points, access to loft via hatch, side aspect upvc double glazed window. Doors lead off:

**Bedroom One**

Power points, wall mounted radiator, built in wardrobes, front aspect upvc double glazed window.

**Bedroom Two**

Power points, wall mounted radiator, rear and side aspect upvc double glazed window.

**Bedroom Three**

Power points, wall mounted radiator, rear aspect upvc double glazed window.

**Bathroom**

Suite comprising low level wc, wall mounted wash hand basin with taps over, step in cubicle with shower over, partly tiled walls.

**Outside**

To the front of the property a small courtyard garden is enclosed by a low level wall.

To the side of the property a wooden gate provides access to the rear.

To the rear of the property a patio leads down to a garden mainly laid to artificial grass whilst enclosed by wooden fencing. A further feature is a brick built workshop / store.

**Tenure**

Freehold

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council  
Tax Band: B

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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