



52 Frampton Road , Gloucester, GL1 5QB

Offers in excess of £275,000



Murdock & Wasley Estate Agents are delighted to present this charming period four-bedroom semi-detached home, ideally situated in the ever-popular area of Linden.

This attractive property enjoys an enviable location with easy access to a range of local amenities and is just a short distance from Gloucester City Centre and the historic Gloucester Docks.

Offered with no onward chain, the home provides generous and versatile living accommodation throughout, including an open-plan lounge/diner, a spacious kitchen/breakfast room, and a convenient downstairs shower room.

Bursting with character and period features, the property beautifully combines traditional charm with comfortable modern living.

Outside, the south-westerly facing rear garden offers a delightful and private retreat, featuring a fish pond with a pergola overhead and a built-in pizza oven – perfect for outdoor dining and entertaining.



Entrance Hall

Accessed via door, period tiled flooring, door to under stairs storage, doors lead off:

Dining Area

Power points, wall mounted radiator, period wooden flooring, front aspect upvc double glazed bay window. Opening leads off:

Lounge

Television point, data point, power points, wall mounted radiator, period tiled flooring. Door leads off:

Internal Hall

Power points, wall mounted radiator, tiled flooring, side aspect upvc double glazed door leading to garden, Door leads off:

Kitchen / Breakfast Room

Range of base, drawer and wall mounted units, laminate worksurfaces, one and half bowl sink unit with mixer tap over. Appliance points, power points, oven point with extractor hood over, space for fridge/freezer, dishwasher, washing machine and tumble dryer. Partly tiled walls, wall mounted radiator, tiled flooring, side aspect upvc double glazed window and rear aspect double glazed bi folding doors leading to the garden.

Shower Room

Suite comprising low level wc, shower off mains, pedestal wash hand basin with mixer tap over, wall mounted heated towel rail, tiled walls, tiled flooring, inset ceiling spotlights.

First Floor Landing

Power points, stairs to second floor landing. Doors lead off:

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

En Suite

Suite comprising low level wc, wash hand basin with mixer tap over, panelled bath with shower over, partly tiled walls, side aspect frosted upvc double glazed window.

Second Floor Landing

Power points, rear aspect velux window. Opening leads off:

Bedroom Four

Power points, rear aspect velux roof window.

Outside

To the front of the property a courtyard garden is enclosed by hedgerow and low level brick walling.

To the side of the property a path provides rear access.

To the rear of the property a patio provides space for garden furniture, this leads down to a garden laid to lawn and decorative stone. Further features include a fish pond with pergola over, a stone bake pizza oven and a green house. The garden is enclosed by wooden fencing.

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold

Local Authority

Gloucester City 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.



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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