



7 Gladstone Road

Linden, Gloucester, GL1 5HN

Offers in excess of £325,000



Murdock & Wasley Estate Agents are delighted to present this superbly presented three bedroom semi-detached house ideally located in a sought-after and convenient area. Perfectly placed within easy reach of local amenities, Gloucester Docks, and the city centre, this property offers both comfort and convenience.

Offering generous living space throughout, the home features an open plan lounge/diner, cloakroom, conservatory & second reception room. Upstairs, there are three well-proportioned bedrooms, ideal for family living.

Outside, the property continues to impress with a large, enclosed rear garden and off-road parking for two vehicles, making it an excellent choice for a growing family.



Entrance Hall

Accessed via composite door, radiator, stairs to first floor landing, laminate flooring, coving. Door to:

Lounge/Diner

Power points, three radiators, feature fireplace, space for dining table and chairs, laminate flooring, coving, front aspect upvc double glazed bay window, side aspect upvc double glazed window and rear aspect upvc sliding doors leading to the conservatory.

Kitchen

Range of base, drawer and wall mounted units, roll edge worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, five ring gas hob with extractor hood over, space for dishwasher, washing machine and fridge/freezer. Partly tiled walls, tiled flooring, inset ceiling spotlights, coving, side aspect upvc double glazed window and sliding door leading to the conservatory.

Hallway

Tiled flooring, coving, side aspect upvc double glazed door. Door to:

Cloakroom

Low level wc, vanity wash hand basin with mixer tap over and storage below, partly tiled walls, tiled flooring, coving.

Second Reception Room

Power points, radiator, laminate flooring, side aspect upvc double glazed window and rear aspect upvc double glazed sliding door leading to the garden.

Conservatory

Power points, radiator, laminate flooring, side aspect upvc double glazed windows and rear aspect upvc double glazed sliding door leading to the garden.

Landing

Access to loft space, coving. Doors lead off:

Bedroom One

Power points, two radiators, two front aspect upvc double glazed windows.

Bedroom Two

Power points, radiator, coving, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, coving, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with separate taps over and storage below. Fully tiled walls, heated towel rail, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Outside

To the front of the property there is a block paved driveway providing off road parking for two vehicles.

At the rear is a large enclosed garden with a paved area, ideal for outdoor furniture, leading onto a flat lawn that extends to a further patio area. Additionally, it benefits from an outdoor tap.

Tenure

Freehold.

Services

Mains water, gas, electricity & 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.



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		
	61	80
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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