



14 Henley Place, Gloucester, GL1 5EF

£315,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Offered to the market with no onward chain, this well-proportioned three-bedroom semi-detached home occupies a pleasant position along a no-through road in the popular Linden area of Gloucester.

The ground floor provides a generous and versatile layout, beginning with an entrance hallway leading into a spacious living room with French doors opening directly onto the rear garden. A separate dining room offers plenty of space for family meals or entertaining, while the adjoining kitchen benefits from ample worktop and storage space, together with access to the garden.

Upstairs, the property offers three comfortable bedrooms, including two generous doubles and a further single bedroom that would also make an ideal nursery, dressing room or home office. A family bathroom completes the first-floor accommodation.

Outside, the front of the property features a substantial gravelled driveway providing ample off-road parking. Gated side access leads to the south facing, enclosed rear garden, which is a particularly good size and has been designed for relatively low maintenance with paved, gravelled and lawned areas.

Conveniently located for local schools, shops and everyday amenities, the property also offers straightforward access into Gloucester city centre and towards the M5. With generous living space, excellent parking and no onward chain, this home would make a fantastic choice for first-time buyers, families or investors.

Agents Note.

Freehold

EPC Rating: C71

Gloucester Council Band: B

Mains Gas, Electric and Water are connected.

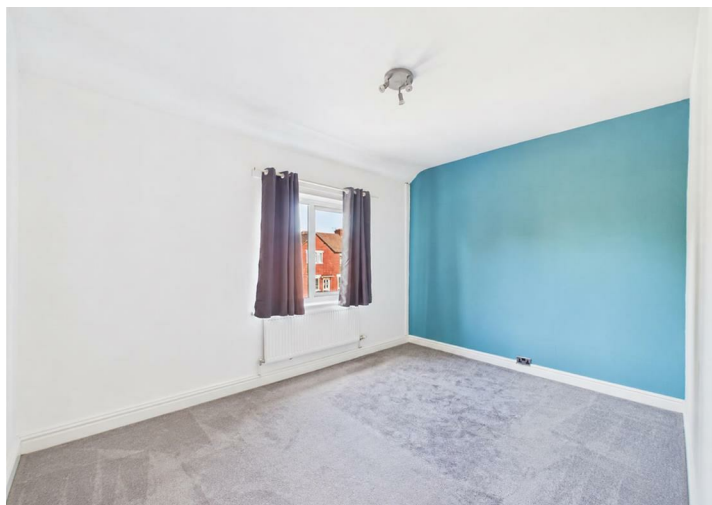
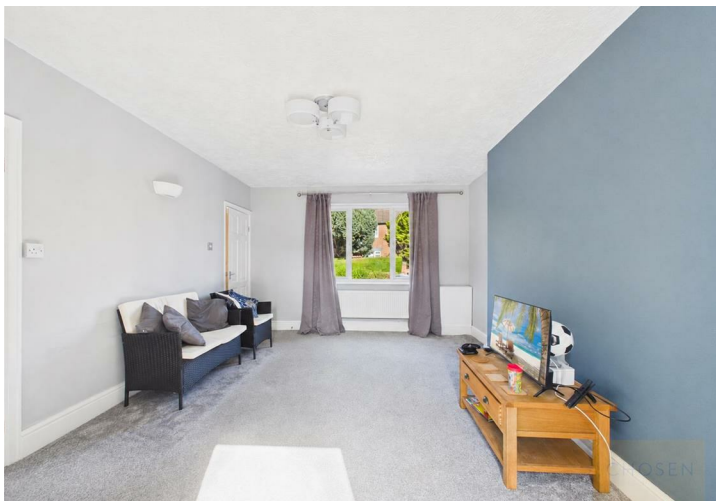
Fibre Broadband is available in the area.

Flood Risk: Very Low

- Three Bedroom Semi-Detached Home
- Generous Rear Garden
- Living Room, Separate Dining Room And Kitchen
- EPC Rating: C71
- Sought After No Through Road
- No Onward Chain
- Driveway Providing Off Road Parking For Three Vehicles
- Council Tax Band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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 	





Floor 0

Approximate total area⁽¹⁾
870 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

