



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.

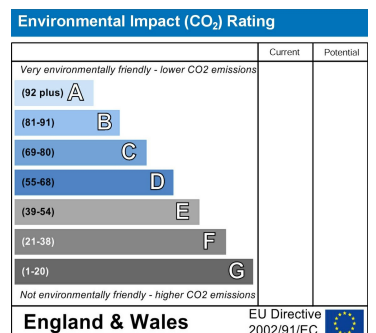
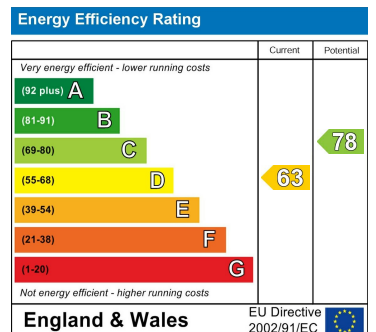
Local Authority

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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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