



11 Ladysmith Road

Linden, Gloucester, GL1 5EW

Offers in excess of £185,000



MURDOCK & WASLEY ESTATE AGENTS welcome NEW TO THE MARKET this beautifully appointed two bedroom home located in a popular position in Linden. The accommodation comprises of: Entrance hallway, lounge, dining room, kitchen, two double bedrooms, bathroom & cloakroom. Outside we have a garden room & fantastic size rear garden!



Entrance Hallway

Approached via Upvc double glazed front door, radiator, tiled flooring, staircase to first floor, door to:

Dining Area 11'5" x 11'1" (3.5 x 3.4)

Upvc double glazed window to rear, original flooring, radiator, power points, door to kitchen & opening to lounge.

Lounge 10'9" x 10'5" (3.3 x 3.2)

Upvc double glazed windows to front, original flooring, radiator, power points, television point, open fire place.

Kitchen 18'8" x 7'10" (5.7 x 2.4)

Upvc double glazed window to rear & two to side, Upvc double glazed door to side, eye & base level units with roll edge work surfaces, sink/drainer, cooker point, space for fridge/freezer, plumbing for washing machine & dishwasher, recessed down lights, power points, wall mounted combination boiler, under stairs storage, tiled flooring, part tiled walls.

First Floor Landing

Power point, access to loft via hatch, doors to all rooms.

Bedroom 1 13'9" x 12'5" (4.2 x 3.8)

Upvc double glazed window to front, television point, radiator, power points, open fire place.

Bedroom 2 11'5" x 9'2" (3.5 x 2.8)

Upvc double glazed window to rear, radiator, power points.

Bathroom 10'2" x 8'2" (3.1 x 2.5)

Upvc double glazed window to rear, shower cubicle, free standing bath, low level wc & pedestal wash hand basin, tiled flooring, towel rail, part tiled walls, extractor fan.

Garden Room & Cloakroom 20'0" x 9'2" (6.1 x 2.8)

Windows to side & rear, door to cloakroom with low level wc & pedestal wash hand basin.

Rear Garden

Large area which is partly paved, area laid to lawn, two sheds, cold water tap, gated side access.

Tenure

Freehold.

Services

Mains gas, electricity, drainage & water.

Local Authority

Gloucester county council- 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) 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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