



**Romney Close, Linden, Gloucester**

Freehold

**£525,000**



**6 Romney Close, Linden, Gloucester,  
Gloucestershire, GL1 5NT**

**£525,000**

Freehold. Council Tax Band F



**4 Bedrooms**



**2 Bathrooms**



**3 Receptions**

### Features

\*Detached House with No Onward Chain \* Cul-De-Sac Location  
\*Walking Distance of Ribston and The Crypt Grammar Schools \*Dual Aspect Lounge & Adjoining Dining Room  
\*Study and Downstairs WC \* Family Bathroom  
\*Double Glazing & Gas Radiator Central Heating \* Energy Rating D62  
\*Double Garage & Driveway \* Good Sized Gardens to Front and Rear

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### The Property

Available with NO ONWARD CHAIN we are delighted to bring to the market a substantial DETACHED house located in a CUL-DE-SAC Location within walking distance of Ribston & Crypt Grammar Schools.

Downstairs accommodation comprises of Entrance Hall, Dual Aspect Living Room, Dining Room, Kitchen/Breakfast Room, STUDY and Cloakroom whilst the first floor offers FOUR Bedrooms and a family Bathroom.

Externally are good sized mature gardens to the front & rear and a DOUBLE GARAGE with double width driveway

Call 01452 543200 To View!

### Entrance Hall

**Dual Aspect Living Room** 21' 7" x 12' 11" (6.57m x 3.93m)

**Dining Room** 10' 10" x 9' 0" (3.30m x 2.74m)

**Kitchen/Breakfast Room** 23' 5" x 8' 7" (7.13m x 2.61m)

**WC** 6' 3" x 2' 10" (1.90m x 0.86m)

**Study** 9' 5" x 7' 0" (2.87m x 2.13m)

### First Floor Landing

**Master Bedroom** 11' 0" x 10' 9" (3.35m x 3.27m)

**Bedroom Two** 10' 10" x 10' 6" (3.30m x 3.20m)

**Bedroom Three** 10' 9" x 9' 3" (3.27m x 2.82m)

**Bedroom Four** 9' 1" x 8' 9" (2.77m x 2.66m)

**Family Bathroom** 7' 1" x 6' 6" (2.16m x 1.98m)

**Double Garage** 17' 0" x 16' 0" (5.18m x 4.87m)

### Additional Information

Gas – Mains

Electric - Mains

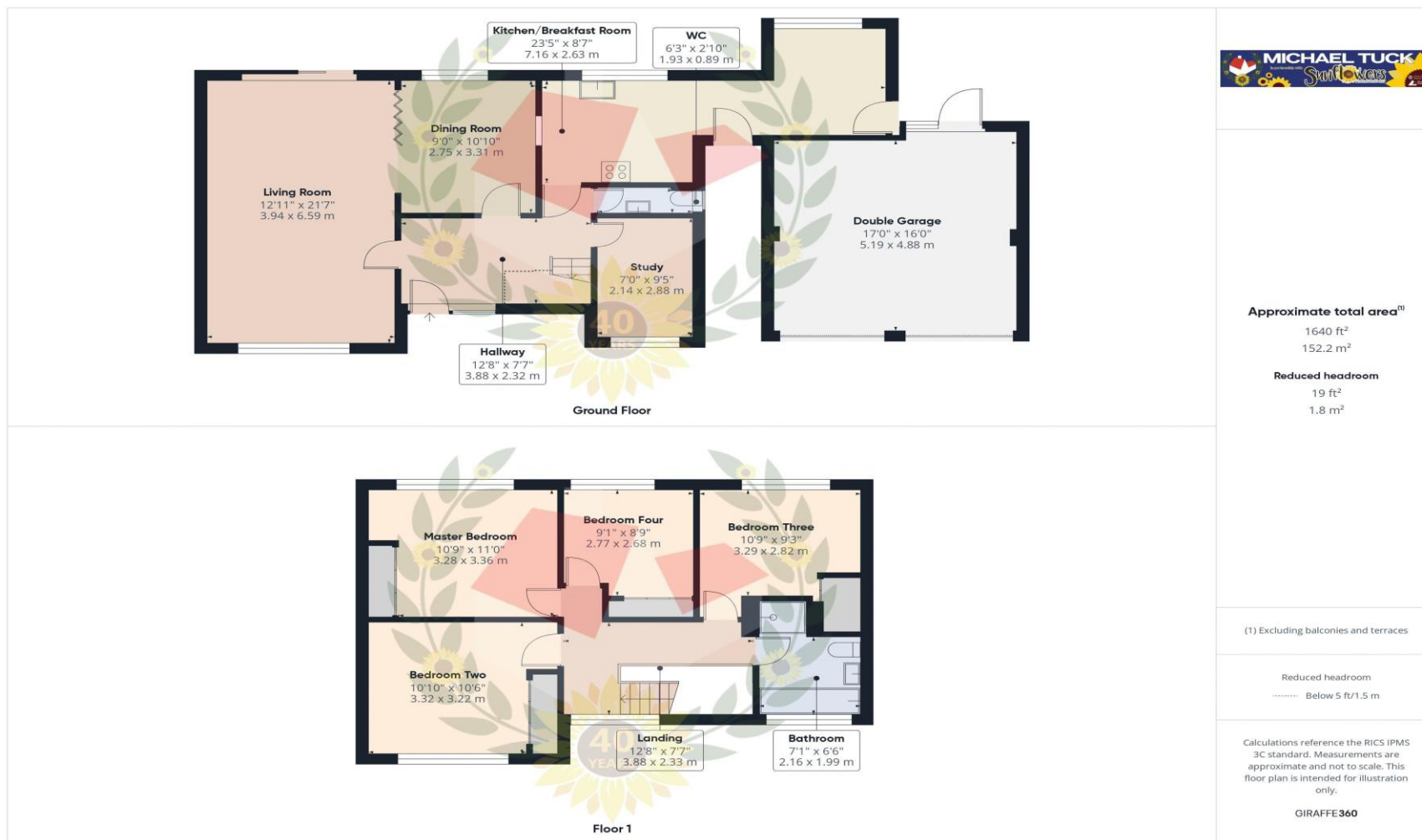
Water & Sewerage - Mains











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