Tel: 01452 348208
info@thomasproperty.co.uk

THOMAS & THOMAS property










# 17 Linden Close, Gloucester, GL3 4GH

## Offers Over £290,000

Situated in the popular area of Brockworth, this well-proportioned three-bedroom home offers approximately 90 sq m / 966 sq ft of accommodation arranged over two floors. The property benefits from excellent access to local schools, amenities and transport links, including the M5 motorway, making it well suited to families, commuters and those looking for convenient access to Gloucester and Cheltenham.

The ground floor comprises a welcoming entrance hallway, spacious lounge and a generous kitchen/diner, providing a practical and sociable living space. There is also a convenient downstairs WC.

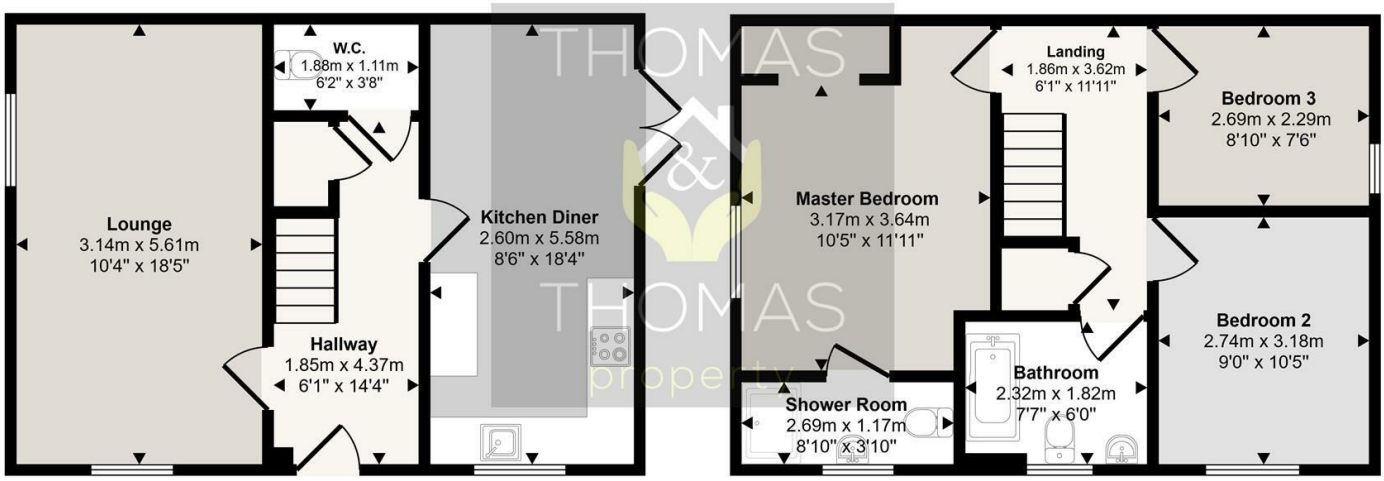
To the first floor are three bedrooms, including a good-sized master bedroom, together with a family bathroom and a separate shower room.

Outside, the property enjoys a private garden with useful side access, offering a pleasant space for outdoor entertaining, children or simply relaxing. A particularly valuable feature is the provision of two garages, providing excellent storage.

- Three Bedrooms
- Brockworth
- Two Garages
- Private Garden with Side Access
- Kitchen/Diner
- Master Bedroom with En Suite

rightmove PrimeLocation.com DPS Zoopla
naea propertymark PROTECTED arla propertymark PROTECTED

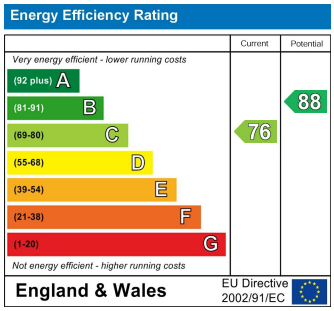
**Approx Gross Internal Area**
**90 sq m / 966 sq ft**

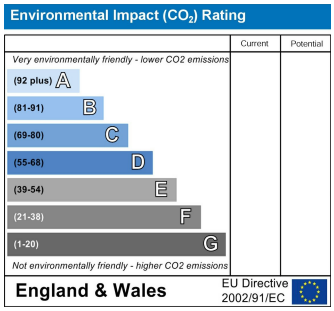



Ground Floor
**Approx 44 sq m / 476 sq ft**

First Floor
**Approx 46 sq m / 490 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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 firms employment has the authority to make or give any representation or warranty in respect of the property.