



134 Linden Road

Linden, Gloucester, GL1 5HT

£199,950



We are delighted to be able to welcome new to the open market this chain free two double bedroom red brick period home with two reception rooms, kitchen, bathroom & enclosed private garden. If you are a first time buyer looking for a excellent size starter home, or investor then look no further than this.

Further benefits also include double glazing throughout & gas central heating.



Entrance Hallway 5'0" x 4'10" (1.54 x 1.48)

Approached via front door, radiator, power points, telephone point, stairs to first floor with under stairs storage cupboard, central heating thermostat, doors to sitting room & dining room.

Dining Area 9'9" x 9'6" (2.99 x 2.91)

Upvc double glazed windows to front, radiator, power points, television point, small storage cupboard.

Lounge 11'10" x 9'0" (3.62 x 2.76)

Upv double glazed window to side, radiator, power points, laminate flooring, door to:

Kitchen 10'9" x 8'5" (3.30 x 2.59)

Upvc double glazed windows to side & door to side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, part tiled walls, radiator, tiled flooring, power points.

First Floor Landing

Upvc double glazed window to side, radiator, power points. Doors to both bedrooms & bathroom.

Bedroom 1 9'10" x 9'6" (3.00 x 2.91)

Upvc double glazed windows to front, radiator, power points, two built in wardrobes, fire place.

Bedroom 2 11'10" x 7'8" (3.63 x 2.35)

Upvc double glazed window to side, radiator, power points, fire place.

Bathroom 10'10" x 8'5" (3.31 x 2.57)

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, cupboard housing combination boiler, radiator.

Rear Garden

Partly paved, area laid to lawn, cold water tap, gated side access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band A

Awaiting Vendor Approval

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			81
(69-80) C			
(55-68) D		56	
(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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