



Lewisham Road, Linden GL1 5EL

£279,995



Lewisham Road, Linden GL1 5EL

• No onward chain • Three bedroom detached family home • In need of modernisation throughout • Positioned on a generous sized plot • Garage & off-road parking space • Potential rental income of £1200pcm • EPC rating F37 • Gloucester City Council - Tax Band C (£1,900.50 per annum 2024/2025)

£279,995



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

01452 398010
docks@naylorpowell.com
www.naylorpowell.com

Entrance Hallway

Hallway provides access to the living room, kitchen, dining room, downstairs w.c and stairwell leading to the first floor accommodation.

Living Room

The generous sized lounge overlooks the front aspect of the property allowing an abundance of natural light from the bay fronted windows.

Kitchen

The kitchen benefits from ample worktop and storage space with free standing electric cooker alongside space for free standing appliances. Window overlooks the side aspect.

Dining Room

Generous sized dining room/sun room with windows overlooking the rear aspect whilst access is provided to the downstairs W.C.

Downstairs W.C

White suite cloakroom comprising of w.c and wash hand basin. Frosted window overlooking the rear aspect.

Landing

Spacious landing area providing access to three bedrooms and family bathroom.

Bedroom One

Double bedroom with window overlooking the front aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect.

Bedroom Three

Bedroom with window overlooking the side aspect.

Bathroom

White suite family bathroom comprising of w.c, wash hand basin, towel rail and bath. Frosted window overlooking the rear aspect of the property.

Outside

To the rear, the property benefits from a low maintenance rear garden enclosed with fenced borders. Gated access to the rear of the property provides access to the single garage where off-road parking is located for one vehicle.

Location

A popular location in the historic City of Gloucester, with easy access to the M5, Lewisham Road is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the newly developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band C (£1900.50 per annum 2024/2025)

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

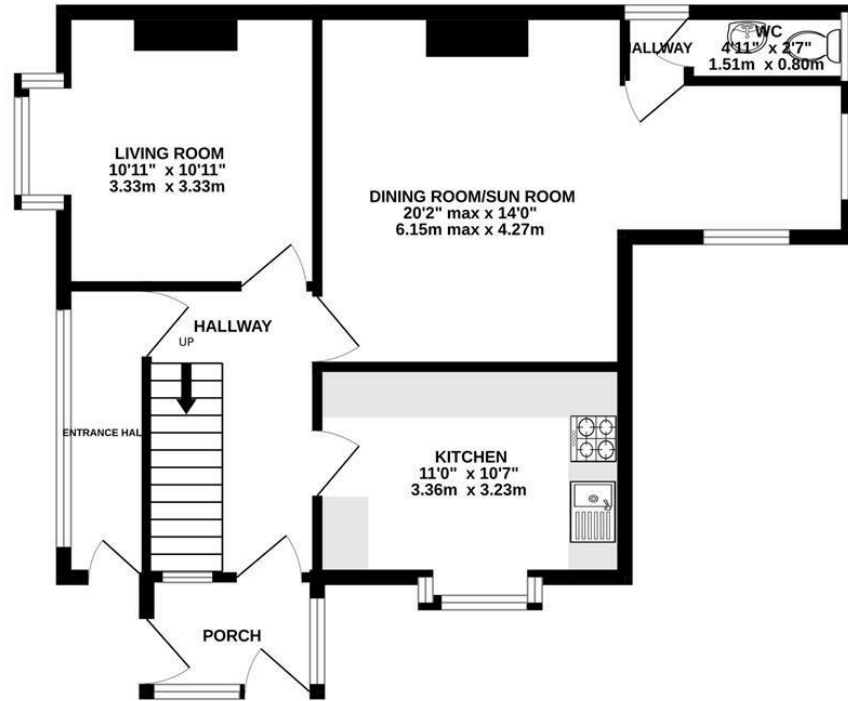
Heating: Gas central heating.

Broadband speed: Standard 7 Mbps, Superfast 51 Mbps, Ultrafast 1000 Mbps download speed.

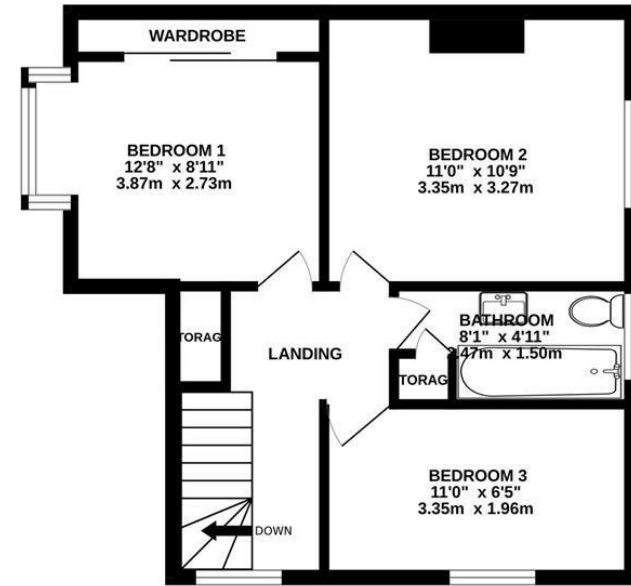
Mobile phone coverage: Three, O2, Vodafone



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

