



**Linden Road, Linden GL1 5DU**

**£325,000**





# Linden Road, Linden GL1 5DU

- Three double bedroom semi-detached family home
- Blend of characterful & modern features throughout
- Immaculately presented throughout with flexible living accommodation
- Private & enclosed rear garden
- Single garage with parking space in-front
- Potential to create off-road parking to the front of the property
- EPC rating D61
- Gloucester City Council - Tax Band B (£1,662.93 per annum)

**£325,000**



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

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## Entrance Hallway

Spacious hallway provides access to the living room, dining room, kitchen and downstairs w.c located beneath the stairwell.

## Living Room

The generous sized living room benefits from convenient storage and shelving built within the eaves and bay window overlooking the front aspect. A log burner has been installed to create a cosy and homely feel during the winter periods.

## Dining Room

The dining room offers the potential to be utilised as a home office or playroom if required with door providing access to the rear garden.

## Kitchen

The kitchen boasts ample worktop and storage space with integrated gas hob and electric oven. Plumbing for a dishwasher is also provided below. Breakfast bar offers convenient space for seating whilst there is enough room for a breakfast table as well if required. Window overlooks the rear aspect whilst the kitchen continues through to the utility room to the rear.

## Utility Room

Generous sized utility room benefitting from additional worktop and storage space with plumbing for an automatic washing machine below. Window overlooks the rear garden whilst door provides further access to the garden itself.

## Downstairs W.C

Modern cloakroom comprising of w.c, wash hand basin and window with frosted glass overlooking the side aspect.

## Landing

Spacious landing area, with window overlooking the side aspect, provides access to all three bedrooms, family bathroom and to the loft above

## Bedroom One

Double bedroom with bay window overlooking the front aspect and storage space built into the recesses.

## Bedroom Two

Double bedroom with window overlooking the rear aspect.

## Bedroom Three

Double bedroom with window overlooking the rear aspect.

## Bathroom

Modern white suite family bathroom comprising of w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the front aspect.

## Outside

To the rear, the property benefits from a private and enclosed rear garden. Lawned area leads to two patio areas offering convenient space for seating and for entertaining guests throughout the summer months. Shed to the rear offers convenient storage and benefits from power and lighting. Gated side access leads to the front of the property where stone paved area provides the potential to create off-road parking in-front of the property. To the side of the property, a single garage is found accessed via up and over door and benefitting from power and lighting and with a parking space in-front.

## Location

A popular location in the historic City of Gloucester, with easy access to the M5, Linden 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 B (£1,662.93 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

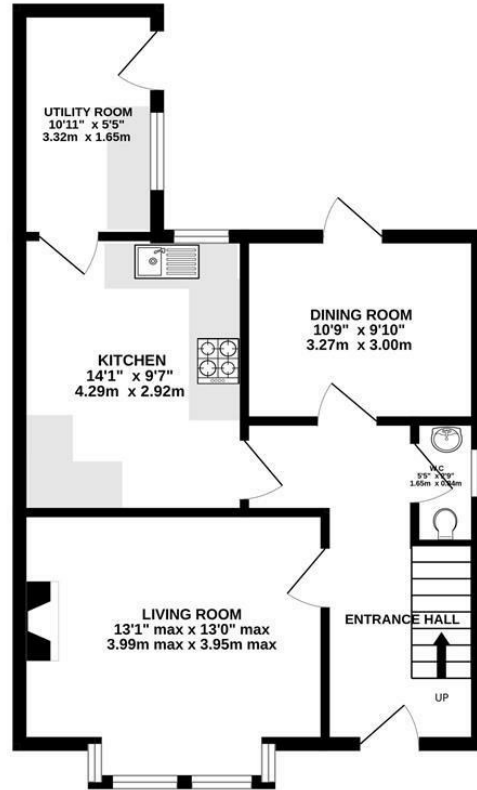
Heating: Gas central heating.

Broadband speed: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

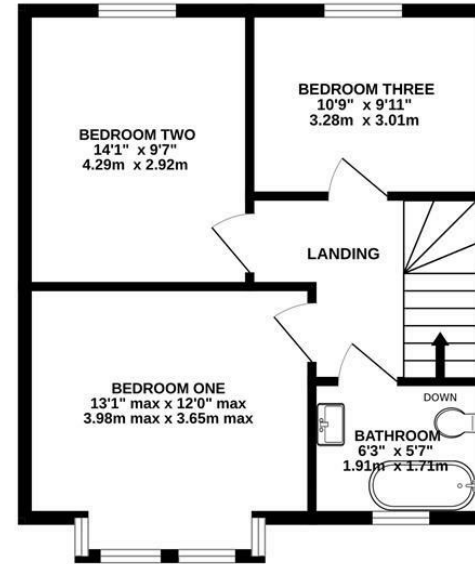
Mobile phone coverage: EE, Three, Vodafone, O2.



GROUND FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.

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.  
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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.

