



FOR SALE
STEVE GOOCH
ESTATE AGENTS
01452 505566

248 Linden Road
Gloucester GL1 5DU



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£385,000

CHARACTERFUL and SPACIOUS FOUR DOUBLE BEDROOM BAY FRONTED VICTORIAN SEMI DETACHED HOUSE with an EN-SUITE SHOWER ROOM, OFF ROAD PARKING and a LANDSCAPED REAR GARDEN situated in an excellent family area.

Accommodation comprises hallway with an ornate tiled floor, lounge with a bay window and a wood burner, dining room with French doors out to the garden, fitted kitchen/breakfast room with built in appliances and a cloakroom.

On the first floor you have bedroom one with a bay window and en-suite shower room, bedroom two with a former fireplace, bedroom three and the bathroom.

On the second floor bedroom four with roof lights.

Outside there is a driveway providing off road parking for three vehicles and a lovely landscaped enclosed rear garden with patios and a lawn.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.



Upvc double glazed front door leads into:

ENTRANCE PORCH

Ornate tiled floor, cloaks hanging space, a further partially glazed door leads into:

ENTRANCE HALLWAY

Original ornate tiled floor, single radiator, stairs leading off.

DINING ROOM

11'9 x 10'4 max (3.58m x 3.15m max)

Former open fireplace with a hardwood lintel and a slate hearth, double radiator, picture rail, ceiling rose, upvc double glazed patio door to rear elevation onto the garden, opening through to:

LOUNGE

14'6 x 12'2 max (4.42m x 3.71m max)

Fireplace housing a wood burning stove with a hardwood lintel and slate hearth, picture rail, ceiling rose, tv point, upvc double glazed bay window to front elevation with shutters.

KITCHEN/BREAKFAST ROOM

20'9 x 10'4 max (6.32m x 3.15m max)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer one and a half bowl stainless steel sink unit with a chrome mixer tap, built in four burner gas hob, electric double oven, space for an American fridge/freezer, vertical radiator, downlighters, upvc double glazed windows to side elevation, matching French doors to rear elevation onto the patio.

CLOAKROOM

Low level w.c., wash hand basin with a mixer tap, tiled floor.

From the entrance hallway stairs lead to the first floor.





LANDING

Stairs leading off.

BEDROOM 1

14'5 x 14'1 max (4.39m x 4.29m max)

Air conditioning unit, single radiator, upvc double glazed bay window with shutters to front elevation, through to:

EN-SUITE SHOWER ROOM

8'5 x 4'3 (2.57m x 1.30m)

Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, heated towel rail, partially tiled walls, tiled floor, downlighters, extractor fan, upvc double glazed window to front elevation.



BEDROOM 2

11'8 x 10'5 max (3.56m x 3.18m max)

Former open fireplace with an ornate cast iron surround, tv point, single radiator, built in storage cupboard, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3

13'9 x 10'4 max (4.19m x 3.15m max)

Single radiator, downlighters, wall mounted gas fired combination boiler, upvc double glazed window to rear elevation.

BATHROOM

9'2 x 6'9 max (2.79m x 2.06m max)

White suite comprising panelled bath with a shower unit over, low level w.c., wash hand basin with a mixer tap and drawer below, towel rail, downlighters, shaver point, upvc double glazed window to side elevation.

From the landing stairs lead to the second floor.

BEDROOM 4

15' x 14' max (4.57m x 4.27m max)

Single radiator, tv point, two Velux roof lights.

OUTSIDE

To the front there is a garden laid to gravel, a block paved pathway leading to the front door and a hedgerow. A block paved driveway via double wooden gates at the side lead to a further block paved driveway providing off road parking.

To the rear there is an enclosed landscaped garden with a large paved patio, external power and water supplies, a lawn that leads onto decked areas with a garden shed and fencing surround.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester
GL1 2EQ.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From St Barnabas roundabout proceed along Stroud Road towards the City Centre and turn left where signposted after Ribston School into Linden Road. Proceed along here for a short distance where the property can be located.



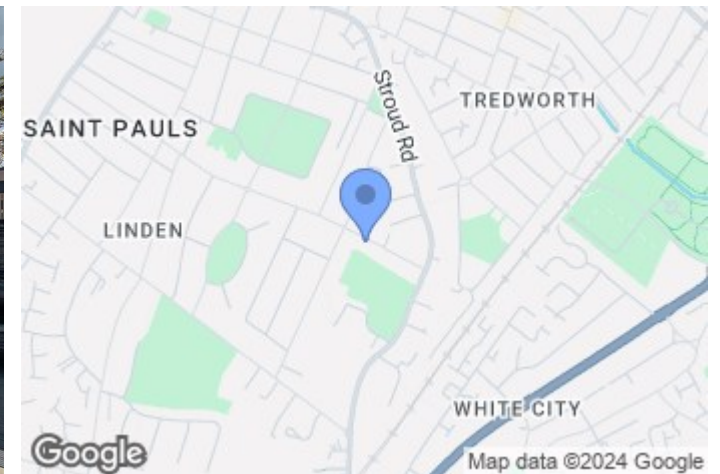


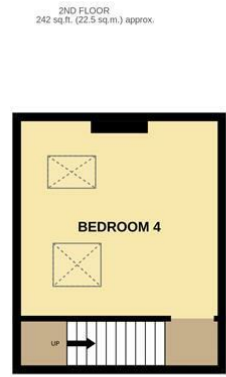
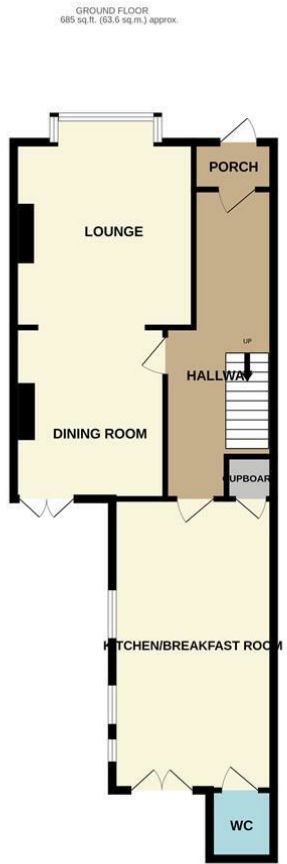
PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



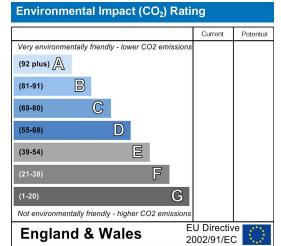
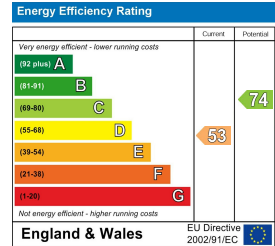


TOTAL FLOOR AREA: 1591 sq.ft. (147.8 sq.m.) approx.

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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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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