

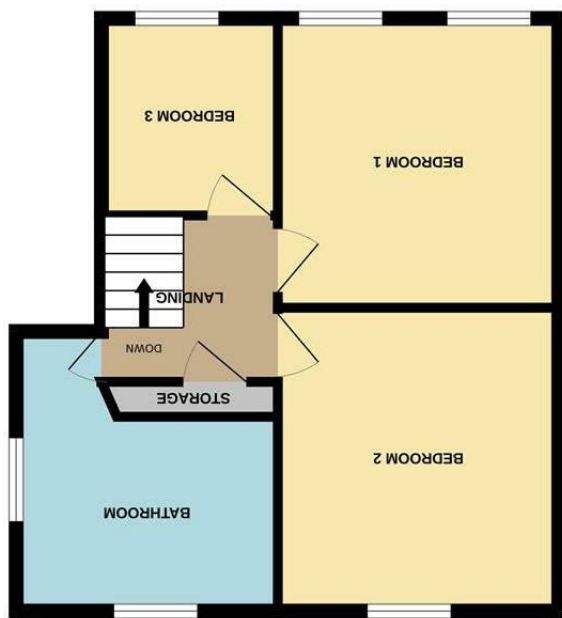
MISREPRESENTATION DISCLAIMER

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.

Energy Efficiency Rating	England & Wales	2020/21 EC
Very Energy Efficient (A+)	100-105 kWh/m <sup>2</sup> (A+)	100-105 kWh/m <sup>2</sup> (A+)
Very Energy Efficient (A)	85-100 kWh/m <sup>2</sup> (A)	85-100 kWh/m <sup>2</sup> (A)
Energy Efficient (B)	70-85 kWh/m <sup>2</sup> (B)	70-85 kWh/m <sup>2</sup> (B)
Energy Efficient (C)	55-70 kWh/m <sup>2</sup> (C)	55-70 kWh/m <sup>2</sup> (C)
Energy Efficient (D)	40-55 kWh/m <sup>2</sup> (D)	40-55 kWh/m <sup>2</sup> (D)
Energy Efficient (E)	25-40 kWh/m <sup>2</sup> (E)	25-40 kWh/m <sup>2</sup> (E)
Energy Efficient (F)	10-25 kWh/m <sup>2</sup> (F)	10-25 kWh/m <sup>2</sup> (F)
Energy Efficient (G)	0-10 kWh/m <sup>2</sup> (G)	0-10 kWh/m <sup>2</sup> (G)

TOTAL FLOOR AREA : 10.0 sq.ft. (93.8 sq.m.) approx.

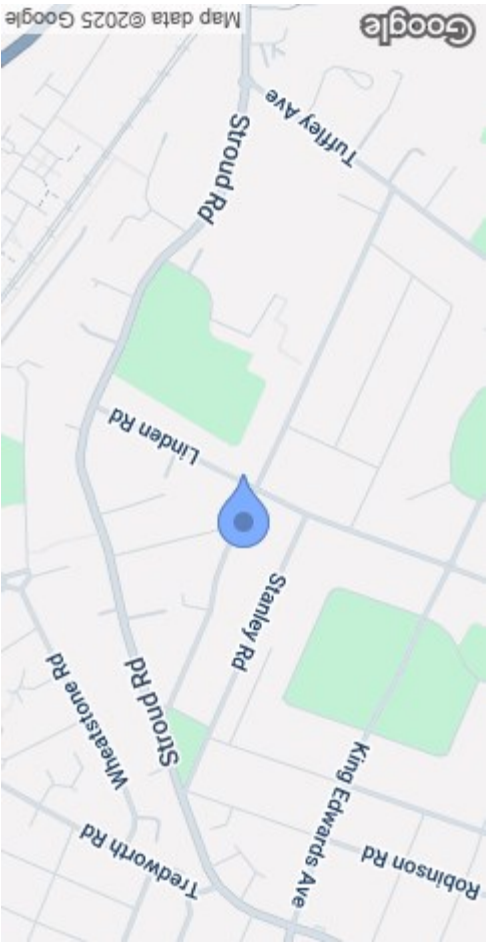
TOTAL FLOOR AREA: 1010 sq.ft. (93.8 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



**240 Linden Road**  
**Gloucester GL1 5DU**



£270,000

A beautifully presented period three bedroom semi detached family home having character features and is offered with no onward chain.

The accommodation comprises entrance hall, dining room, lounge to the rear overlooking the garden, fitted kitchen with utility area. To the first floor three bedrooms and spacious family bathroom.

Additional benefits include upvc double glazing, gas fired central heating, feature fireplaces, picture rails, antique pine internal doors, stripped wood flooring, rear garden measuring approaching 60ft in length with off road parking and street parking.

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 door leads into:

**ENTRANCE HALL**

Stairs leading to the first floor with storage under, radiator, panelled walling, tiled flooring, various doors leading off, upvc double glazed opaque window to side aspect.

**DINING ROOM**

11'4" x 10'10" (3.47m x 3.32m )

Ornate cast iron fireplace with wooden surround and tiled hearth, built in storage cupboards, radiator, upvc double glazed bay window to front aspect.

**EXTENDED LOUNGE**

15'5" x 10'5" (4.7m x 3.19m)

Radiator, power points, upvc double glazed French doors with matching glazed side panels and windows overlooking the rear garden.

**KITCHEN**

14'6" x 7'10" (4.44m x 2.4m )

A range of base, drawer and wall mounted units, roll edge worksurfaces, stainless steel sink and drainer unit, tiled splashbacks, space and plumbing for dishwasher, Rangemaster five ring gas hob with extractor fan above, space for larder style fridge/freezer, wall mounted modern radiator, tiled flooring, upvc double glazed opaque window to front aspect, upvc double glazed window to side aspect, opening into:

**UTILITY AREA**

A range of storage cupboards, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, upvc double glazed opaque window to rear aspect, part glazed upvc double glazed door overlooking the rear garden.

From the entrance hall stairs lead to the first floor.

**LANDING**

Panelled walls, exposed floorboards, airing cupboard with shelving, access to roof space.

**BEDROOM 1**

11'1" x 11'0" (3.4m x 3.36m)

A range of fitted furniture, ornate cast iron fireplace with hearth, radiator, power points, exposed floorboards, picture rail, upvc double glazed window to rear aspect.

**BEDROOM 2**

11'1" x 9'8" (3.4m x 2.96m)

Built in wardrobes, power points, radiator, two upvc double glazed windows to front aspect.

**BEDROOM 3**

6'11" x 5'10" (2.12m x 1.8m )

Built in cabin bed, radiator, power points, upvc double glazed window to front aspect.

**BATHROOM**

White suite with a modern wash hand basin with vanity drawers below, close coupled w.c., bath with tiled splashback, fully tiled shower cubicle, wall mounted mirror, chrome heated towel rail, tiled flooring, upvc double glazed windows to both side and rear aspects.

**OUTSIDE**

To the front there is a driveway providing off road parking, a pathway leading to the front door and an area of hardstanding that is enclosed by brick walling.

There is gated side access leading to the rear garden which measures approaching 60ft in length and is primarily laid to lawn with mature trees, shrubs, bushes, large decked area, timber storage shed and is all enclosed by close board timber panel fencing.

**SERVICES**

Mains water, electricity, gas and drainage.

**WATER RATES**

To be advised.

**MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

**LOCAL AUTHORITY**

Council Tax Band: B  
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 take Stroud Road towards Gloucester City Centre and go over the roundabout then take the second turning left into Linden Road. Proceed along here for a short while where the property can be found on left hand side with a For Sale board.

**PROPERTY SURVEYS**

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

