

TG

SALES & LETTINGS

ORTONVILLE

230
Ortonville

G
FOR SALE



Linden Road, , Gloucester
Gloucestershire GL1 5JE

£200,000

- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- UPSTAIRS BATHROOM
- LARGE GARDEN
- REQUIRES MODERNISATION
- NO ONWARD CHAIN

The Property

**** THREE BEDROOM FAMILY HOME IN LINDDEN****

TG Sales & Lettings are delighted to offer 'FOR SALE' this THREE-BEDROOM family home, located in the popular area of Linden. The property is offered with NO ONWARD CHAIN and will need some updating. Internally it briefly comprises on the ground floor, an entrance hallway, a sizeable living /dining room, a kitchen/ breakfast room with access to outside via a rear porch. Upstairs offers three well-proportioned bedrooms and a family bathroom.

The property has a large rear garden with two outbuildings to the bottom that could be converted into a home office with the relevant permissions. There is access to rear garden via a side gate.

The property is warmed via gas central heating.



Situation

Situated in the popular location of Linden with excellent links to the City Centre. Linden boasts a wealth of local amenities including doctors, dentist, a range of local stores, Linden Primary School and the nearby Ribston Hall High School. The City Centre is approximately a mile away, where you can unlock all the benefits of City Centre living. Gloucester continues to grow with the Gloucester Quays development being a very popular lure to the City. The public transport links run a regular service throughout the City and Gloucester Railway Station links to Cheltenham, Stroud and Bristol with regular trains running to London Paddington taking approximately two hours. The M5 motorway provides excellent access travelling Northbound and Southbound.

Directions

SATNAV postcode GL1 5JE

Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band C





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	83	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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