

**TG**

SALES & LETTINGS



Podsmead Road, , Gloucester  
Gloucestershire GL1 5PA

**£625,000**

- SIX / EIGHT BEDROOMS
- COMMUNAL LOUNGE
- DINING ROOM
- UTILITY
- WETROOMS TO SIX BEDROOMS
- LARGE GARDEN
- WELL PRESENTED
- NO ONWARD CHAIN

### The Property

TG Sales is excited to present 'FOR SALE' this six-bedroom semi-detached property that has recently been utilized as a residential care home by the current owners. This delightful period property is located on the edge of Podsmead and Linden which is a short drive to Gloucester City Centre or the famous Gloucester Quays.

The property is well-maintained throughout and offers a versatile living space with a large garden and off-road parking. Step inside the entrance hall, and you'll find the first reception room located at the front of the property, which is currently being utilized as the communal lounge. Adjacent to it is the first double bedroom with its own wet room, a cloakroom is located nearby in the hallway. Towards the rear of the property, you'll come across a large kitchen dining area, a utility room, and shower room.

On the first floor, there are three double bedrooms, all equipped with wet rooms, and two reception rooms that are currently being used as a office and staff accommodation.

The top floor consists of the final two double bedrooms, both with individual cloakrooms and a shared bathroom.

Outside, you'll find a large garden with a patio area and side access. There is off-road parking for at least two cars located in the front. Further benefits include gas central heating, Upvc windows, fire doors, alarm systems, and fixtures and fittings, including beds and furniture.

This is an impressive property and would make a fantastic HMO (subject to licensing) or an assisted living property.



### Situation

Situated in the popular location of Linden with excellent links to the City Centre it 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 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 5PA

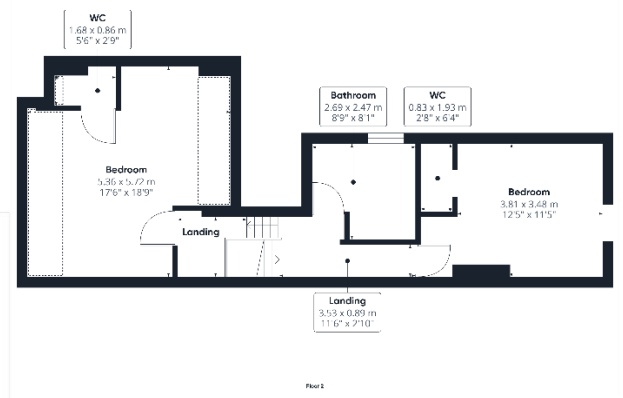
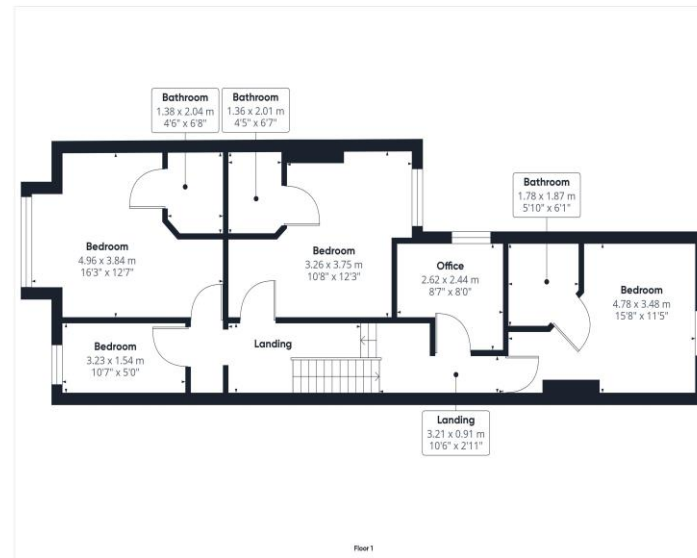
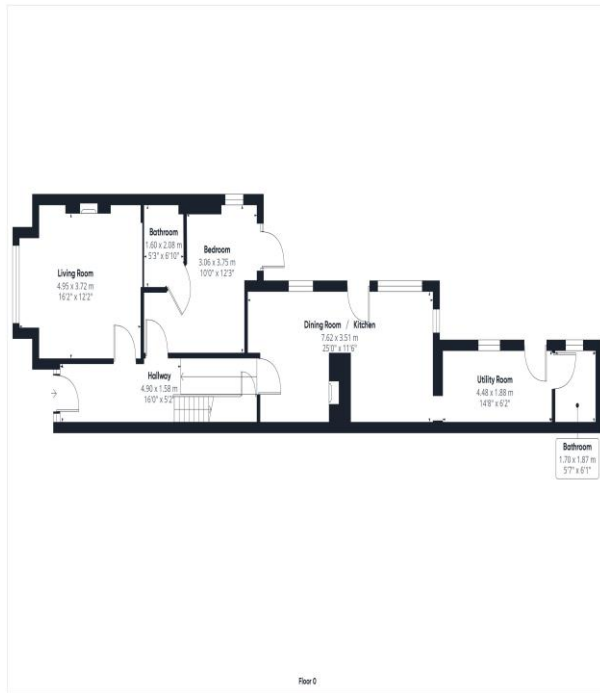
#### Tenure Freehold

**Local Authority** Gloucester

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

**Council tax band**





**Head Office**  
 TG Sales & Lettings  
 48 Stroud Road  
 Gloucester  
 Gloucestershire  
 GL1 5AJ  
**Tel:** 01452 311776  
**Email:** info@tgres.co.uk  
**Website:** www.tgres.co.uk



T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 48 Stroud Road, Gloucester, Gloucestershire, GL1 5AJ.