

TG

SALES & LETTINGS



Kitchener Avenue, , Gloucester
Gloucestershire GL1 5EN

Offers in the region of £240,000

- Three Bedrooms
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Upstairs Bathroom
- Side Access
- New Gas Boiler
- Well Presented Throughout

The Property

**** THREE BEDROOM HOME IN LINDEN ****

TG Sales & Lettings are pleased to present this charming three-bedroom end-terraced period house located in the sought-after area of Linden. The property is conveniently situated near Gloucester Quays, which offers a variety of bars, shops, and restaurants. Linden also features additional local amenities, including takeaways, a Co-op, and both junior and senior schools.

This well-presented home is accessible through an entrance hall with a tiled floor. Inside, you will find a spacious family living area to the front of the property, which includes a feature fireplace with a log burner. To the rear, there is a dining room featuring under-stair storage, and beyond that is a large modern kitchen/breakfast room, equipped with dual-aspect windows and a door leading to the rear garden.

On the first floor, you will discover two double bedrooms and the family bathroom. Ascending to the second floor, you'll find a further bedroom that offers plenty of storage space. The enclosed rear garden is primarily laid to lawn and features a small patio area along with mature shrub borders.

Early viewing is highly recommended.



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.

CONTACT POSTCODES SEE LIST

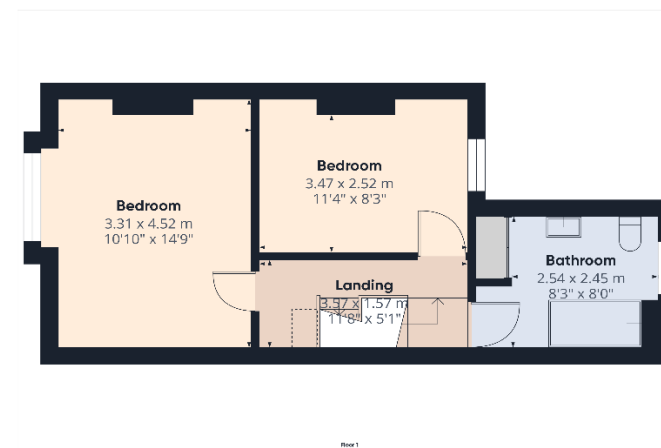
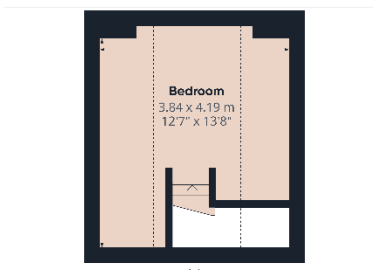
Tenure Freehold

Local Authority Gloucester

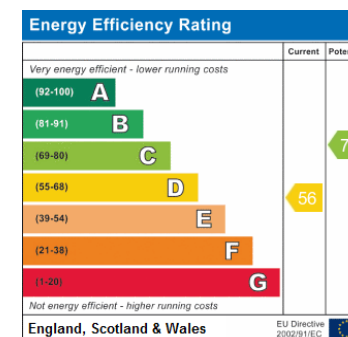
Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band B





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