



Linden Road, Gloucester
Gloucestershire GL1 5HB

£295,000

- Extended Three Bedroom Home
- Fully Refurbished
- Modern Fitted Kitchen
- Immaculately Presented
- Snug
- Loft Room
- Garage
- Driveway Parking

The Property

STUNNING THREE BEDROOM, EXTENDED FAMILY HOME

TG Sales & Lettings are delighted to welcome to the market this extended and immaculately presented three bedroom family home which is located in the popular area of Linden Road. The accommodation offers fantastic living space throughout and has undergone a full and extensive refurbishment including a new kitchen and bathroom, both with underfloor heating. Additionally all rooms have been insulated, re-plastered and decorated.

This property is absolutely fantastic and early viewing is advised! On the ground floor you will find an entrance hall, lounge/dining room with oak effect flooring, a modern fully fitted kitchen, shower room and snug with doors leading into the rear garden. On the first floor there are three bedrooms and access to a loft room which has Velux windows to the rear.

To the rear is a good-sized garden which is mainly laid to lawn and has a useful brick-built storage shed and a garage to the side. To the front there is off road parking and access to the garage.



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 5HB

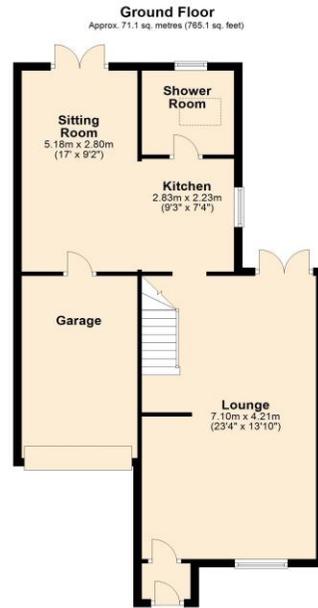
Tenure Freehold

Local Authority Gloucester

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

Council tax band B





Total area: approx. 107.5 sq. metres (1157.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using Planipz.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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