

TG

SALES & LETTINGS

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FOR SALE
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Linden Road, Gloucester
Gloucestershire GL1 5HE

£240,000

- Three Bedrooms
- Downstairs Bathroom
- New Fitted Kitchen
- End Terrace
- New Carpets
- No Onward Chain

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. Inside, you will find a spacious family living area to the front of the property. To the rear, is the bathroom, and a newly fitted modern kitchen with a door leading to the rear garden.

On the first floor, you will discover two double bedrooms and a further single bedroom. To the rear is a surprisingly private enclosed rear garden, with side access. To the front is off-road parking for one vehicle.

Offered For Sale with No Onward Chain! This could be the ideal first home or investment for someone looking to move quickly. Call today to arrange a viewing.



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 5HE

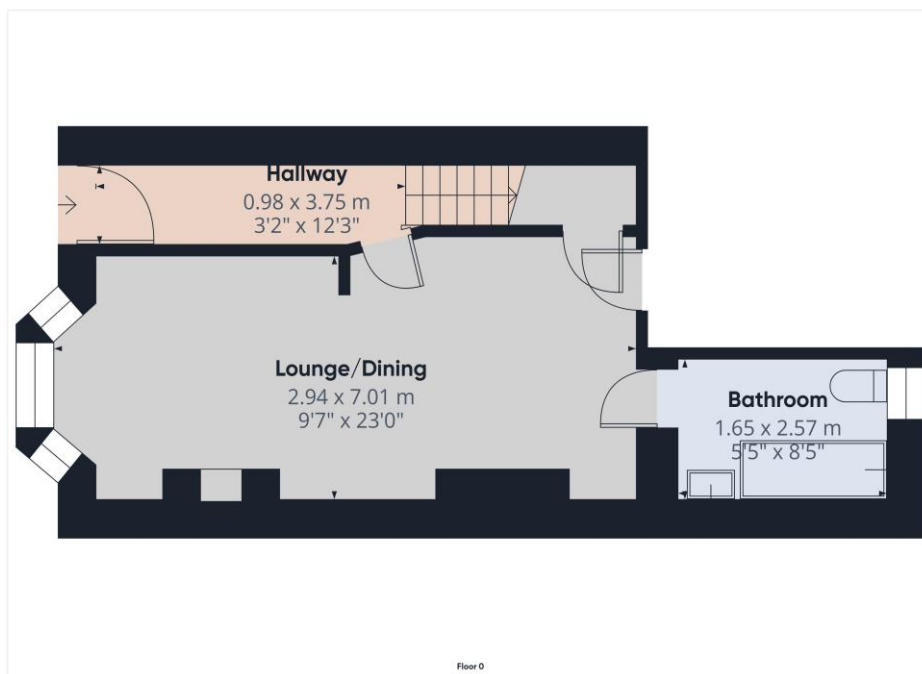
Tenure Freehold

Local Authority Gloucester

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

Council tax band A





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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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