



78 Linden Road, Gloucester, GL1 5HD

£215,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in the heart of Linden, this beautifully presented two-bedroom mid-terrace home has been thoughtfully modernised throughout in recent years, making it an ideal purchase for first-time buyers, professionals or investors alike.

The property has undergone extensive improvements including new K Rend to the exterior, a partial rewire and new consumer unit, a new heating system and a new damp proof course – all offering peace of mind and stylish, efficient living. Inside, the accommodation is well laid out with a spacious open plan living and dining room, a modern kitchen, and a contemporary ground floor bathroom.

Upstairs, there are two well-proportioned bedrooms, both finished to a high standard and benefitting from high-quality built-in wardrobes, providing excellent storage solutions. The home also benefits from rear access, perfect for day-to-day convenience. Outside, the garden has been recently landscaped to create a private and low-maintenance outdoor space, ideal for relaxing or entertaining.

A particular feature of the property is the large garden store, complete with electrics, which offers excellent versatility – it could be used as a home office, workshop or simply additional storage.

Parking is available on street to the front of the property, and the location offers easy access to local amenities, well-regarded schools and transport links, while still enjoying the community feel that Linden is well known for.

This is a turn-key home that blends period charm with modern comforts and should be viewed to be fully appreciated.

Agents Note

Freehold

EPC Rating: C70

Gloucester City Council Band: A

Mains Gas, Electric and Water are connected.

Flood Risk:

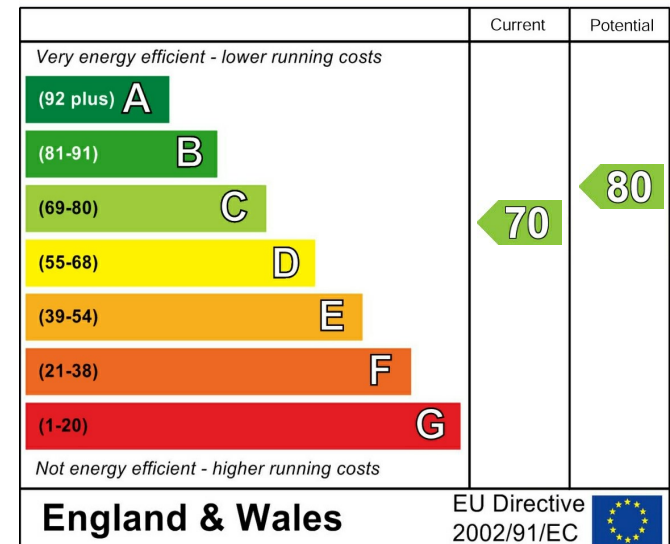
Rivers & Seas - Very Low.

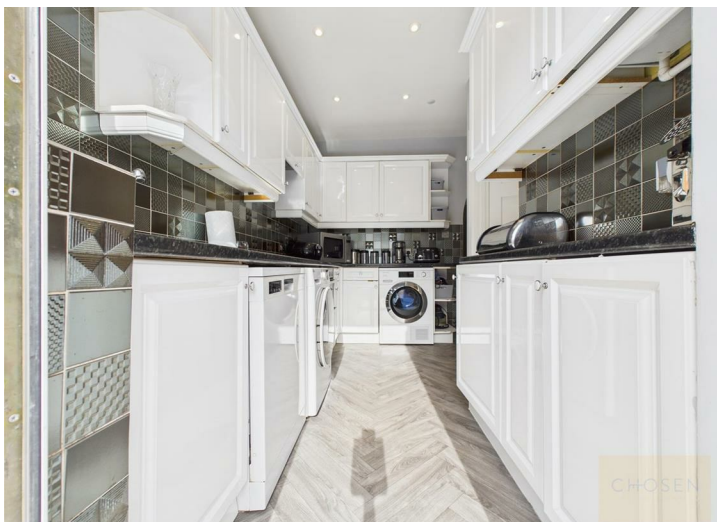
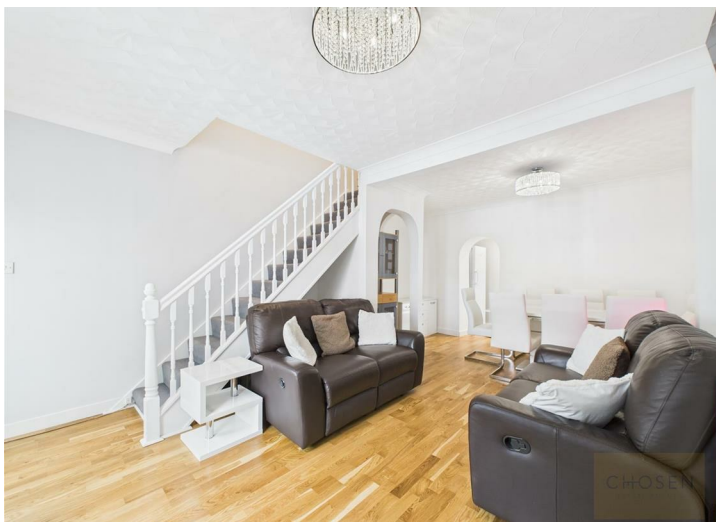
Surface Water - High.

Fibre broadband is available.

- Modernised two-bedroom mid-terrace
- Open plan living/dining room
- Landscaped garden & large store with electrics
- EPC Rating - C70
- New K Rend, rewire & heating system
- Double bedrooms with built-in wardrobes
- Rear access & on-street parking
- Council Tax Band - A

Energy Efficiency Rating







Floor 0



Floor 1

Approximate total area⁽¹⁾

639 ft²

Reduced headroom

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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