


# Cecil Road, Linden GL1 5HQ

**£240,000**

naylor powell

# Cecil Road, Linden GL1 5HQ

• Three bedroom end terraced house with en-suite to master • Spacious open living accommodation • Enclosed low maintenance rear garden • Situated in the popular residential area of Linden • Potential rental income of £1,400 pcm • EPC Rating of D59 • Gloucester City Council Tax Band A (£1,565.44 per annum)

**£240,000**


Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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### Entrance Hallway
Hallway provides access to the living room and to the stairwell leading to the first floor accommodation.

### Living/Dining Room
Previously two separate reception rooms, the rooms have been opened up to create a light and airy open plan living space convenient for both dining and living areas with working log burner in the living area itself. Bay window overlooks the front aspect with window to the rear overlooking the garden. Access is also provided to the kitchen.

### Kitchen
Generous sized galley style kitchen benefitting from ample worktop space with storage above and below. Convenient space for free standing appliances is provided alongside plumbing for an automatic washing machine. Additional storage space is located beneath the stairwell whilst access is provided to the bathroom to the rear and to the garden via the door to the side.

### Family Bathroom
White suite family bathroom comprising of w.c, wash hand basin, bath with shower attachment over and two windows with frosted glass overlooking the rear garden.

### Landing
Spacious landing area providing access to all three bedrooms, built-in storage cupboard and to the loft above.

### Master Bedroom
Double bedroom with window overlooking the front aspect. Access is also provided to the en-suite.

### En-Suite
Modern white suite shower room comprising of w.c, wash hand basin and shower cubicle.

### Second Bedroom
Double bedroom with window overlooking the rear aspect.

### Third Bedroom
Double bedroom with window overlooking the rear aspect and built-in storage cupboard.

### Outside
The spacious rear garden is enclosed with fenced and walled borders. Patio area leads to a further raised patio area to the rear offering convenient space for seating. Gated side access leads to the front of the property.

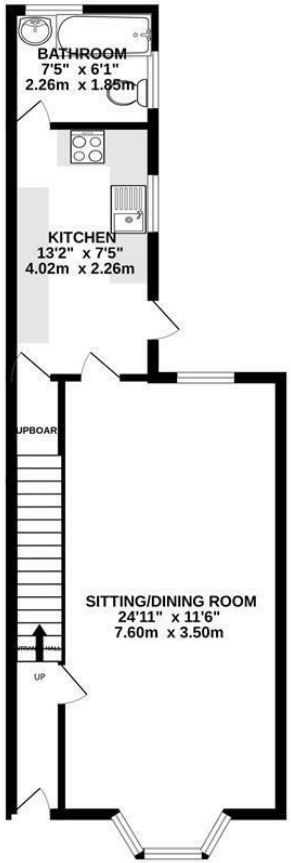
### Location
A popular location in the historic City of Gloucester, with easy access to the M5, Cecil Road is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the newly developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

### Material Information
Tenure: Freehold.
Local Authority and Rates: Gloucester City Council Tax Band A (£1,565.44 per annum)
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Standard 11Mbps, Superfast 80 Mbps, Ultrafast 1000Mbps -Highest available download speed
Mobile phone coverage: EE, Vodafone, Three, O2.

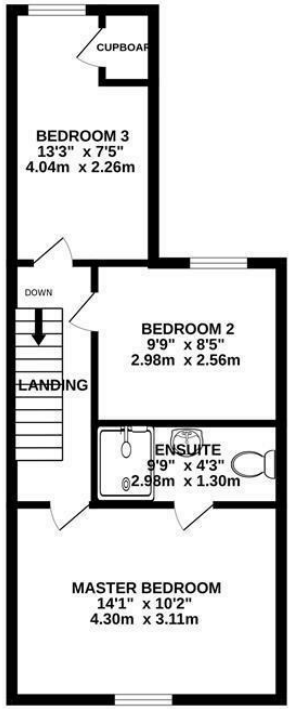




GROUND FLOOR




1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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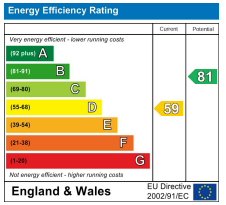
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

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