

**TG**

SALES & LETTINGS





86 Linden Road, Gloucester  
Gloucestershire GL1 5HD

## Offers in the Region Of £200,000

- **\*\*No Onward Chain\*\***
- Two Double Bedrooms
- Two Reception Rooms
- Close Proximity to City Centre, Gloucester Quays, and Local Amenities
- Spacious Rear Garden
- Gas Central Heating
- Ideal First Home or Investment
- Ample on road Parking Available

### The Property

TG Sales are delighted to offer this spacious house with TWO DOUBLE BEDROOMS in Linden. Located within walking distance to Gloucester Quays and the City Centre, having excellent public transport links and quick access to the M5.

The ground floor comprises of an open plan living room and dining area complete with bay window to the front and electric fire leading to the kitchen at the rear.

The first-floor further benefits from two double bedrooms and a spacious family bathroom.

The rear garden completes the property and offers a beautiful private setting to enjoy the summer evenings.

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.**

**immediately on your left hand side.**

**SATNAV postcode GL1 5HD**

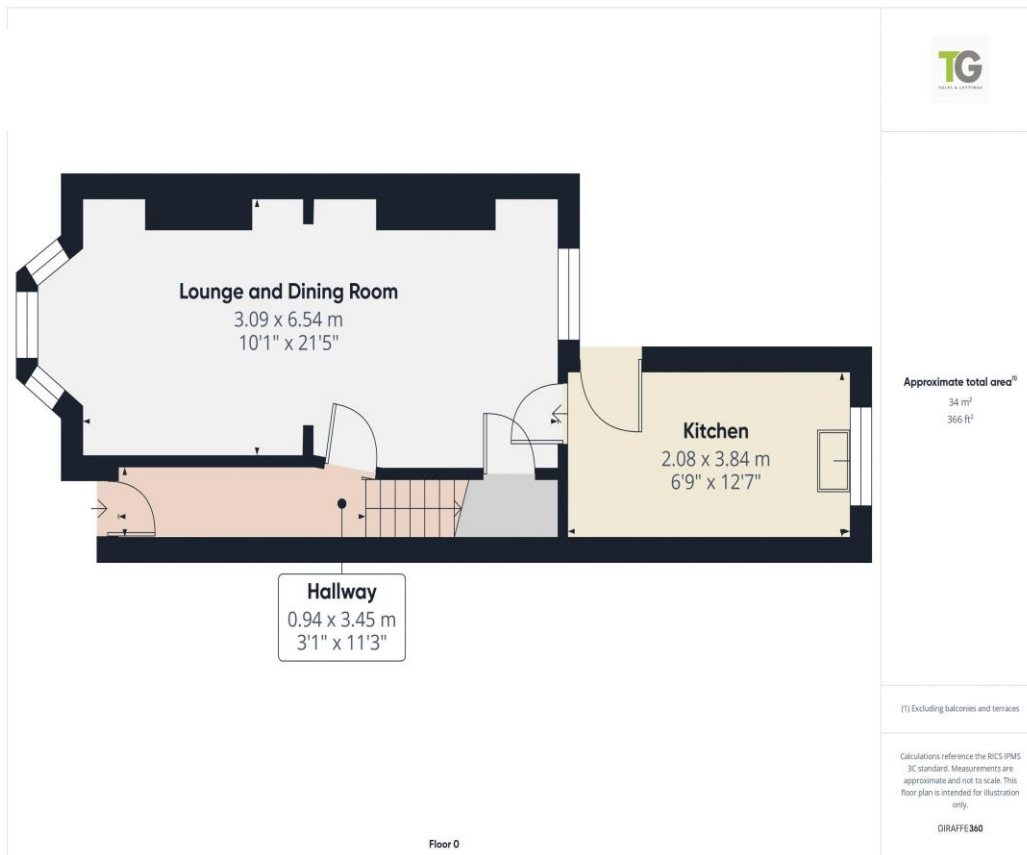
**Tenure Freehold**

**Local Authority** Gloucester

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

**Council tax band A**





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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