



R B WALTERS  
ESTATE AGENTS



*Linden Road, Gloucester,  
Gloucestershire, GL1 5HB.*

*£200,000*

A two bedroom home with an additional smaller upstairs room and being sold chain free, this semi-detached house does require updating and modernisation however has recently had a new boiler installed.

In a popular residential area, this older style home has a good size lounge/dining room and kitchen on the ground floor and then upstairs there are two double bedrooms, a smaller room which could be used as an office or dressing room and a family bathroom. There is off road parking for a small car and an enclosed rear garden.

Requiring updating and modernisation, the property has recently had a new gas boiler installed which may mean the current Energy Performance Certificate is inaccurate.

### Services

Mains Gas

Electric

Mains Water

Mains Drainage

Broadband Available

### Entrance Hall

### Reception Room

13' 7" x 10' 3" (4.14m x 3.12m)

### Reception Room

15' 0" x 13' 7" (4.57m x 4.14m)

### Kitchen

13' 9" x 7' 8" (4.19m x 2.34m)

### First Floor Landing

### Bedroom

13' 8" x 9' 6" (4.16m x 2.89m)

### Bedroom

10' 11" x 10' 4" (3.32m x 3.15m)

### Room

8' 8" x 4' 11" (2.64m x 1.50m)





*Bathroom*  
7' 7" x 4' 9" (2.31m x 1.45m)

*Outside*

*Parking Space*

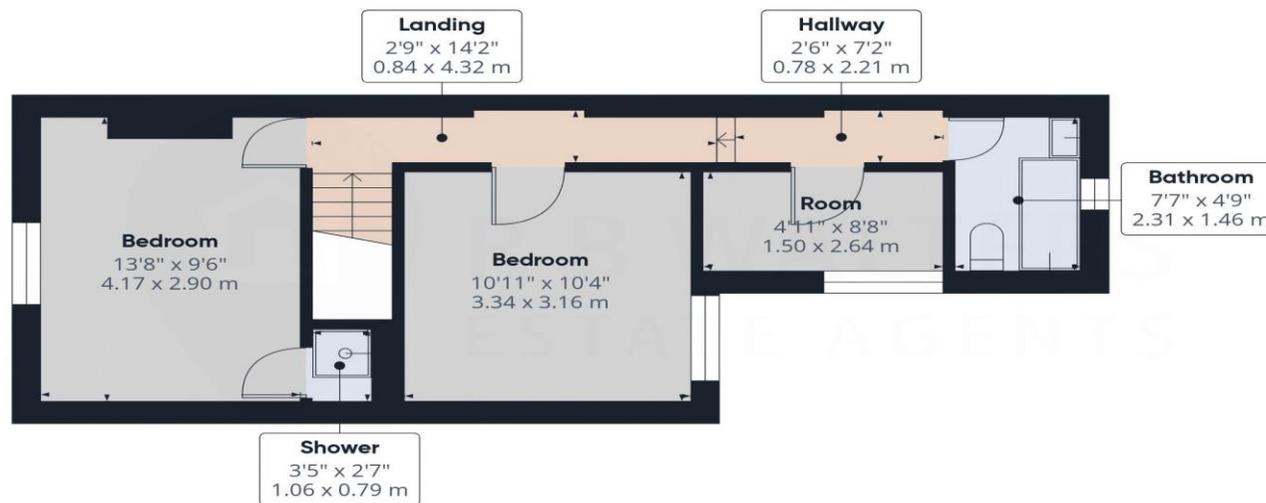
*Rear Garden*

*Outside Store*  
12' 3" x 8' 2" (3.73m x 2.49m)





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

905 ft<sup>2</sup>  
84.1 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360

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