

TG

SALES & LETTINGS



Clegram Road, Linden, Gloucester Gloucestershire GL1 5QA

£225,000

- Three Double Bedrooms
- Lounge & Dining Room
- Re-Fitted Kitchen
- Shower Room
- Partially Converted Attic
- Private Rear Garden
- Excellent Location
- Walking Distance to Gloucester Quays

The Property

TG Sales & Lettings are pleased to present this spacious three double bedroom family home located in the popular area of Linden.

The property offers excellent living space and features an entrance hall with Parquet floor, step into a large lounge which is open to the generous Bay fronted, Dining room. A modern Kitchen and enclosed lean to complete the living space.

A modern ground floor bathroom is positioned to the rear of the property.

On the upper floor, you will find three double bedrooms and spacious landing with, benefitting from an additional window to the side. Access to the partially converted attic is via a ladder. This could be converted to offer an additional bedroom, subject to planning and building regs.

Outside, the property features a sizable garden with a patio area and various flower beds. A timber shed with power and lighting is also available.

Additional benefits include side access, UPVC double glazing, and gas central heating throughout.

This property would be an ideal investment or family home.



Directions

SATNAV postcode GL1 5QA

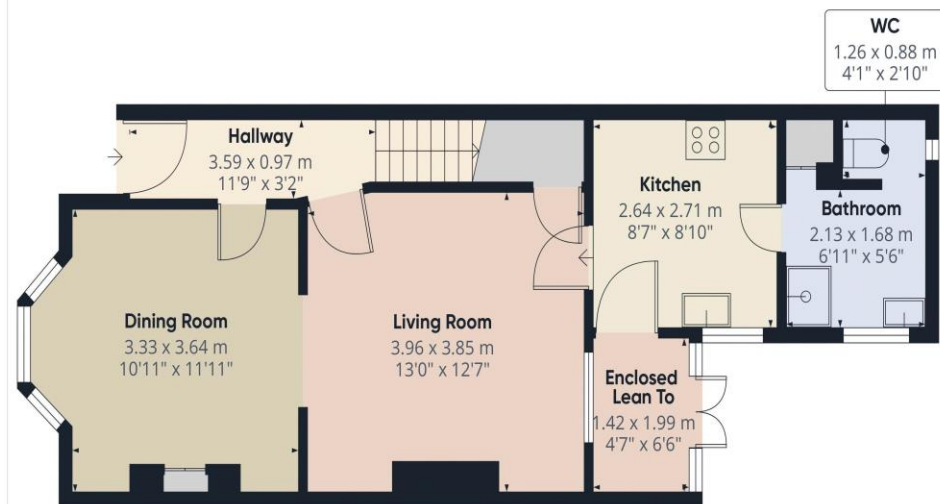
Tenure Freehold

Local Authority Gloucester

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

Council tax band B



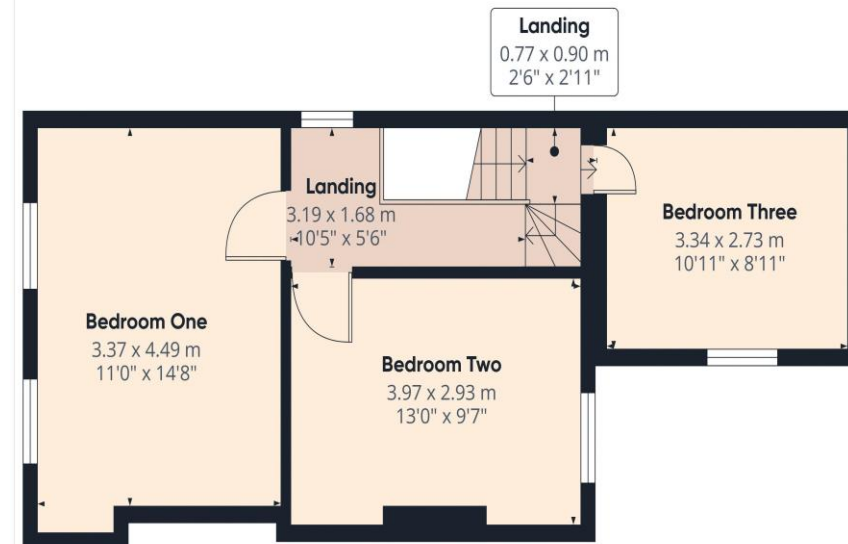


Approximate total area⁽¹⁾
48.6 m²
522 ft²

(1) Excluding balconies and terraces

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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Approximate total area⁽¹⁾
41.2 m²
444 ft²

(1) Excluding balconies and terraces

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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