



136 Linden Road, Gloucester - GL1 5HT  
£235,000

**Farr & Farr** Sales & Lettings

# 136 Linden Road

Gloucester, Gloucester

A BEAUTIFULLY MAINTAINED EDWARDIAN TOWNHOUSE  
IN A VERY CONVENIENT POSITION WITH SOUTH  
BACKING GARDENS

Linden Road is a very popular residential road situated approximately 1/2 mile to the South of Gloucester city centre. The exciting Docklands development of the Quays is within walking distance and all other city centre facilities are close by.

Number 136 has been beautifully modernised and decorated throughout and offers lovely accommodation . Both bedrooms are doubles, there is a large upstairs bathroom/shower and to the ground floor an open plan lounge/dining room with fireplace, beautifully fitted kitchen and utility room. The property is gas centrally heated and double glazed throughout and to the exterior there is an enclosed south backing garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





### ENTRANCE PORCH

Composite half glazed door to:-

### ENTRANCE HALL

Multi coloured quarry tiled floor. Radiator. Decorative arch. Staircase to landing.

### LOUNGE/DINER

Dimensions: 22' 8" x 11' 0" (6.90m x 3.35m). Timber fireplace with tiled insets, cupboards and shelving to be the side with TV point above. Window to the front with fully fitted blinds and modern sashes. Meter box. Wide timber flooring. Double radiator. Door to:-

### KITCHEN

Dimensions: 11' 3" x 8' 5" (3.43m x 2.56m). Very comprehensively and well fitted with inset one and a half bowl single drainer stainless steel sink unit set into worktops with cupboards below. Wall and base units. Part tiled walls. Tiled floor. Built-in Smeg oven with four ring induction hob and extractor hood. Double radiator. Deep walk in shelved under the stairs cupboard. UPVC double glazed door to the side and arch to:-

### UTILITY ROOM

Dimensions: 8' 2" x 4' 10" (2.49m x 1.47m). Plumbing for washing machine and dishwasher. Space for fridge and freezer. Tiled floor. Baxi gas fired central heating boiler.

### FIRST FLOOR

### LANDING

Access to loft with retractable ladder.

### BEDROOM 1

Dimensions: 14' 2" x 10' 0" (4.31m x 3.05m). Window seat and built-in window blinds with modern sash windows. Shelving and low-level cupboards. Radiator.





## BEDROOM 2

Dimensions: 11' 7" x 8' 10" (3.53m x 2.69m). Double radiator. Built-in folding table.

## BATHROOM

Beautifully fitted of a very good size with recent suite of white panelled bath with mixer taps and shower attachment. Wide vanity unit with drawers below. Low-level WC and double walk-in shower cubicle with fully tiled walls and double headed stainless steel contemporary shower. Extractor fan. Shaver point. Vertical heated towel rail/radiator. Tiled floor and window blinds. Modern sash windows.

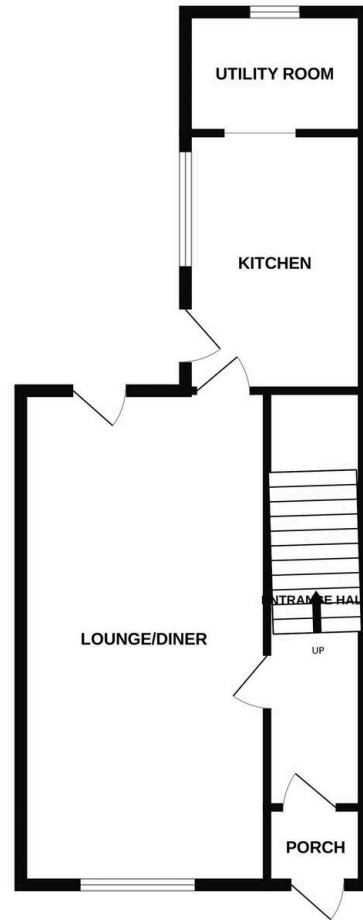


## GARDEN

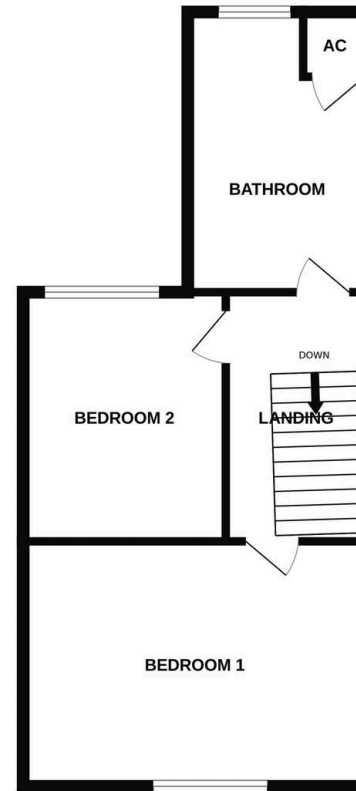
Front garden with low wall and wrought iron gate with path to front door and paved area. Rear gardens, South backing, paved terrace and path with additional gravel area. Outside tap. Two timber garden stores. Enclosed by close boarded fencing giving a good deal of privacy.



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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