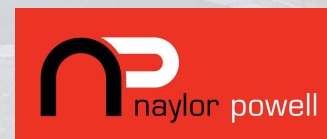




**Newark Road, Linden GL1 5TW**  
**£340,000**





## Newark Road, Linden GL1 5TW

• Immaculately presented three bedroom semi-detached property • Modern & characterful features throughout • Open plan kitchen & dining room • Planning permission granted to create further living accommodation • Private rear garden measuring approximately 100ft in length • Off-road parking for multiple vehicles • Peaceful cul-de-sac location of Newark Road • EPC rating D55 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026



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

**£340,000**

**01452 398010**  
**docks@naylorpowell.com**  
**www.naylorpowell.com**

### Entrance Hallway

Spacious entrance hallway provides access to the living room, dining room and stairwell leading to the first floor accommodation.

### Living Room

Bay fronted living room with window overlooking the front aspect.

### Kitchen / Dining Room

The modern dining room allows an abundance natural light into the room via the French doors providing access to the rear garden. Convenient storage space is provided whilst the room opens through to the kitchen. The modern kitchen benefits from ample worktop and storage space, integrated dishwasher and space for a free standing range cooker. Window overlooks the side aspect whilst access is provided to the utility room to the rear.

### Utility Room

Generous sized utility room with additional worktop and storage space alongside plumbing for an automatic washing machine. Additional access to the rear garden is also provided.

### Landing

Spacious landing area, with window overlooking the side aspect, provides access to all three bedrooms, shower room and to the loft above.

### Bedroom One

Double bedroom with bay window overlooking the front aspect.

### Bedroom Two

Double bedroom with window overlooking the rear aspect.

### Bedroom Three

Bedroom with window overlooking the front aspect.

### Shower Room

Modern white suite shower room comprises w.c., wash hand basin, shower cubicle and window with frosted glass overlooking the rear aspect.

### Outside

To the rear, the property boasts a private and enclosed rear garden measuring approximately 100ft in length. Mainly laid to lawn, the garden benefits from convenient seating areas ideal for soaking up the sun and entertaining guests throughout the summer months. Two purpose built sheds provide ideal storage space. The current owners have also obtained planning permission for an extension across the back of the property to create further living accommodation and kitchen space. Gated side access leads to the front of the property where the driveway provides off-road parking for multiple vehicles.

### Location

A popular location in the historic City of Gloucester, with easy access to the M5, Linden 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 C (£1,990.01 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

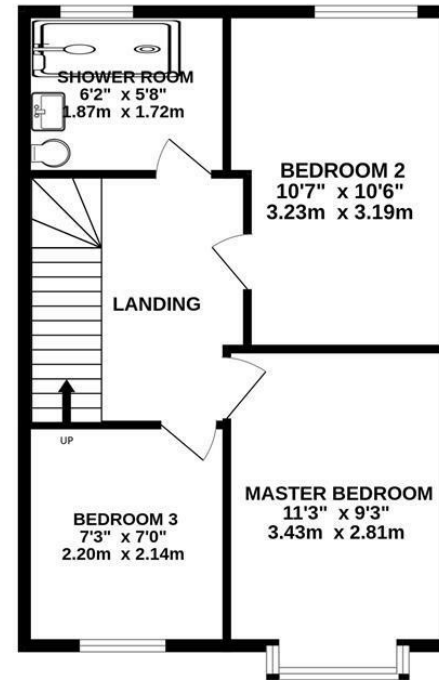
Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 25 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE, Three, O2, Vodafone.





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.

