



**Cecil Road, Linden GL1 5HQ**

**£185,000**



## Cecil Road, Linden GL1 5HQ

• No onward chain • Two double bedroom terraced property • Generous sized enclosed rear garden • Situated in the popular residential area of Linden • Potential rental income of £950 pcm • EPC rating D58 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027



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

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www.naylorpowell.com

**£185,000**

### Living Room

The living room benefits from a window overlooking the front aspect whilst opening through to the dining room.

### Dining Area

Dining area provides access to the kitchen to the rear and to the stairwell leading to the first floor accommodation.

### Kitchen

Galley style kitchen benefits from ample worktop and storage space with room for free standing appliances. Access is provided to a small hallway leading to the bathroom and access is also provided to the rear garden.

### Bathroom

White suite bathroom comprises w.c, wash hand basin, bath with shower attachment over, built-in shelving and window with frosted glass overlooking the rear aspect.

### Landing

Landing provides access to both double bedrooms.

### Bedroom One

Double bedroom with two windows overlooking the front aspect.

### Bedroom Two

Double bedroom with window overlooking the rear aspect and built-in wardrobe space.

### Outside

To the rear, the property benefits from a garden enclosed

with fenced borders. Patio area offers convenient seating leading onto the lawned area with shed providing suitable storage.

### Location

A popular location in the historic City of Gloucester, with easy access to the M5, Cecil Road 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 A (£1,565.44 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

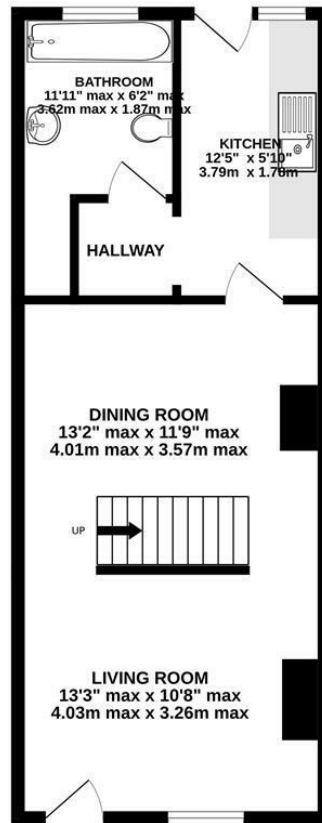
Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps download speed.

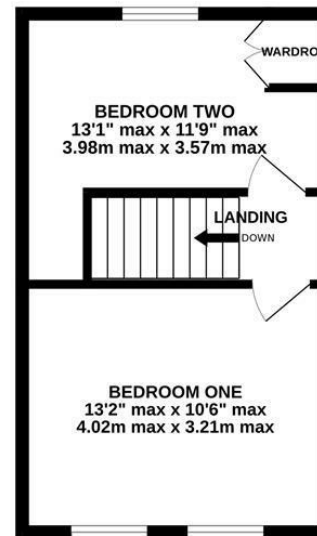
Mobile phone coverage: EE, Three, O2, Vodafone.



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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