

TG

SALES & LETTINGS



Theresa Street, Linden, Gloucester
Gloucestershire GL1 5PR

£210,000

- *****No Onward Chain*****
- Cul-de-Sac Location
- Modern Two Double Bedroom House
- Ideal First Home or Investment Opportunity
- Two Allocated Parking Spaces
- Enclosed Rear Garden with Side Access
- Walking Distance to City Centre and Quays
- Close to Local Schools & Amenities

The Property

TG Sales and Lettings offer to the market this well presented 2 DOUBLE BEDROOM semi detached house positioned in a quiet Cul-de-sac in Linden.

Offered with No onward Chain and ready to move in to, this property will appeal to you for many reasons.

Inside the house benefits from a full hall, Kitchen, downstairs cloakroom and Lounge/Diner on the ground floor. Access to the rear garden off the lounge via large double doors.

The first floor is spacious and allows rooms for two DOUBLE BEDROOMS and the main bathroom.

Outside the front has a small flower bed currently laid to gravel and allocated parking for TWO CARS. The rear garden is enclosed by timber fencing and accessed via a side gate. A Good size summer house is also included offering space to entertain in the garden or providing a space of peace and relaxation.

This will go quickly, so call or email to arrange a viewing.



Directions

SATNAV postcode GL1 5PR

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





Head Office
TG Sales & Lettings
6 Blacksmith Lane
Churchdown
Gloucestershire
GL3 2EU
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation, lease terms, costs, freehold conditions or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 6 Blacksmith Lane, Gloucester, GL3 2EU.