

TG

SALES & LETTINGS



Theresa Street, Linden, Gloucester
Gloucestershire GL1 5PR

£225,000

- *****NO Onward Chain*****
- Recently Refurbished
- Cul-de-sac Location
- Large Rear Garden
- Two Double Bedrooms
- Large Ground Floor Extension
- Versatile Layout to Accommodate a 3rd Bedroom
- Ideal Investment or Next Home

The Property

TG Sales and Lettings are delighted to offer to the market this well-proportioned, extended two/three double bedroom semi-detached home, set within a quiet cul-de-sac in the popular Linden area.

Recently refurbished throughout, the property benefits from a newly fitted kitchen and bathroom, new flooring, rewiring, and fresh internal and external decoration, creating a smart and move-in-ready home.

The accommodation has been thoughtfully extended to both the side and rear, providing generous and flexible living space. On the ground floor, the versatile layout includes a front room which could be used as an additional reception room, home office, or third bedroom, depending on requirements. Upstairs, there are two double bedrooms, both offering excellent proportions and plentiful built-in storage.

Outside, the property enjoys a fantastic-sized rear garden with narrow side access, while the frontage is enclosed by a brick wall with an iron gate. On-street parking is available.



Situation

Situated in the popular location of Linden with excellent links to the City Centre. Linden boasts a wealth of local amenities including doctors, dentist, a range of local stores, Linden Primary School and the nearby Ribston Hall High School. The City Centre is approximately a mile away, where you can unlock all the benefits of City Centre living. Gloucester continues to grow with the Gloucester Quays development, being a very popular lure to the City. The public transport links run a regular service throughout the City and Gloucester Railway Station links to Cheltenham, Stroud and Bristol. With regular trains running to London Paddington taking approximately two hours. The M5 motorway provides excellent access travelling Northbound and Southbound.

SATNAV postcode GL1 5PR

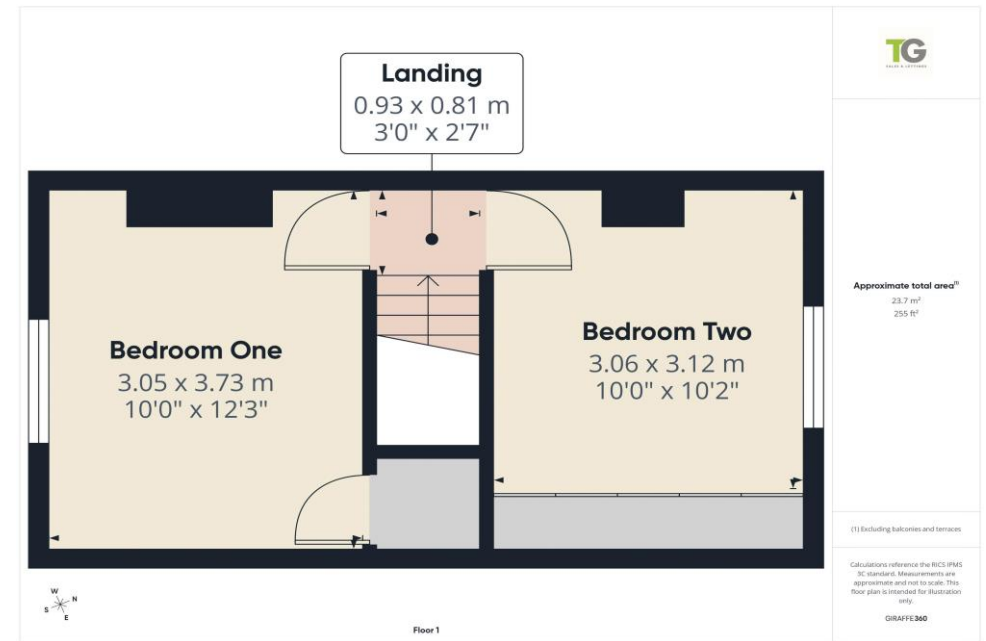
Tenure Freehold

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		
69-80	C		79
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

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