



R B WALTERS  
ESTATE AGENTS



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*Granville Street, Linden, Gloucester,  
Gloucestershire, GL1 5HL*

*£220,000*

Requiring updating throughout but being offered for sale with no onward chain this well proportioned property benefits from off road parking for 2 cars.

An older style semi-detached house offering a prospective buyer a blank canvas to make their own with two reception rooms, kitchen, utility area, 3 good size bedrooms, ground floor bathroom, parking and garden.

The property is located in the popular Linden area of Gloucester and is within walking distance of good schools, the City centre, train station and hospital.

### Services

Mains Gas Central Heating

Electric

Mains Drainage and Water

Broadband Available

### Entrance Hall

### Lounge

10' 9" x 10' 4" (3.27m x 3.15m)

### Dining Room

11' 8" x 11' 2" (3.55m x 3.40m)

### Kitchen

12' 0" x 7' 8" (3.65m x 2.34m)

### Utility Area

7' 1" x 5' 4" (2.16m x 1.62m)

### Bathroom

7' 0" x 6' 6" (2.13m x 1.98m)

### First Floor Landing

### Bedroom

13' 9" x 10' 9" (4.19m x 3.27m)





*Bedroom*  
11' 10" x 8' 6" (3.60m x 2.59m)

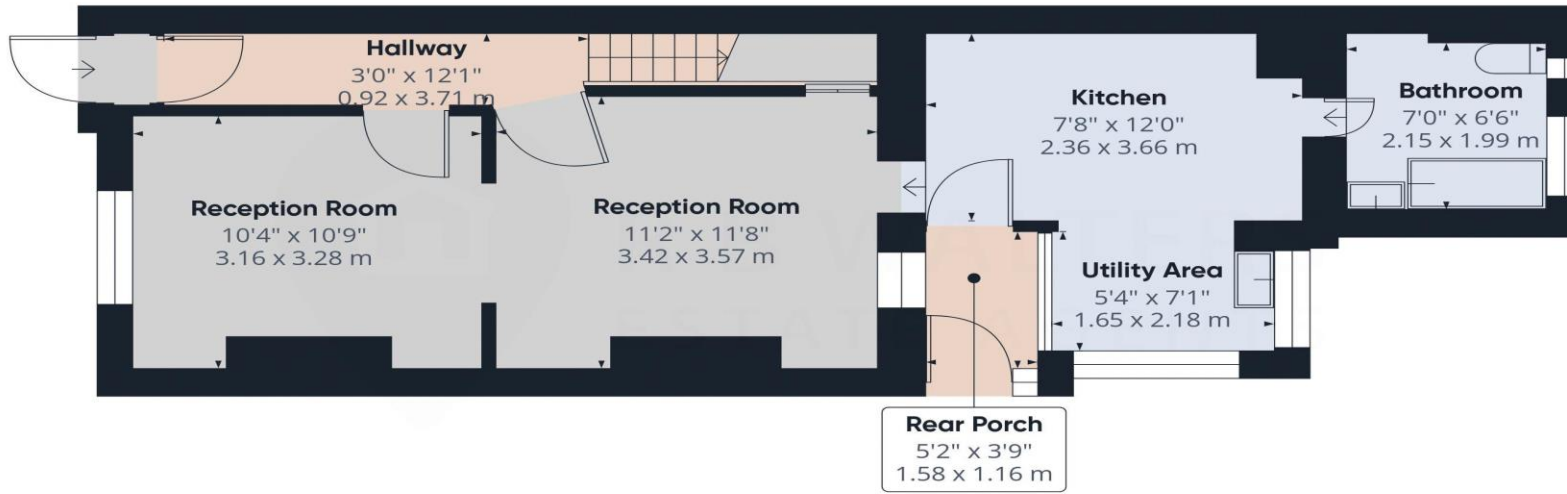
*Bedroom*  
11' 10" x 7' 6" (3.60m x 2.28m)

*Outside*

*Driveway Parking 2 Cars*

*Rear Garden*





Ground Floor

Approximate total area<sup>(1)</sup>  
857 ft<sup>2</sup>  
79.8 m<sup>2</sup>



Floor 1



GENTS

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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