

**TG**

SALES & LETTINGS



Granville Street, Gloucester  
Gloucestershire GL1 5HL

**£260,000**

- Three Bedrooms
- Open plan living/dining room with bay window
- Fitted kitchen with garden access
- Ground floor family bathroom
- Good-sized rear garden with patio & lawn
- Side access
- No onward chain

### The Property

TG Sales is delighted to offer this charming semi-detached home, situated in the ever-popular area of Linden, Gloucester, close to the famous Gloucester Quays development and a range of local amenities.

Step inside the entrance hallway, with stairs rising to the first floor ahead. To the right, you'll find a bright and spacious open-plan living and dining area, filled with natural light from the attractive bay window. To the rear of the property is a well-fitted kitchen, complete with a useful under-stairs storage cupboard and a door leading out to the rear garden. A family bathroom is also located at the back of the home.

Upstairs, the first floor offers a generous master bedroom to the front, along with a second double bedroom and a third large single bedroom to the rear. Outside, the property benefits from a good-sized rear garden with both a patio area and lawn, offering plenty of potential for keen gardeners. There is also the added bonus of side access.

Offered to the market with no onward chain, internal viewing is highly recommended.



### Situation

Situated in the popular location of Linden with excellent links to the City Centre. Linden boasts a wealth of local amenities, including doctors, dentists, 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, which is a very popular draw for 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.

### Directions

#### 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 C**





**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**



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