

TG

SALES & LETTINGS



Linden Road, Linden, Gloucester Gloucestershire GL1 5HD

£195,000

- Two Double Bedrooms
- Bay Fronted Period Home
- Kitchen & Utility Room
- Private Rear Garden
- Walking Distance to Gloucester Quays
- Ideal First time Home

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TG Sales & Lettings are delighted to bring to the market this two double bedroom home set in the ever-popular area of Linden, just a short walk from Gloucester Quays and the City Centre. With excellent transport links and easy access to the M5, this property is ideal for both first-time buyers and investors alike.

Step inside and you'll find a bright, open-plan living and dining area featuring a charming bay window and other character features — perfect for entertaining. The modern kitchen leads through to the Utility room and downstairs cloakroom.

Outside private rear garden, providing a peaceful space to unwind or entertain in the summer months. Upstairs, there are two generous double bedrooms and a spacious four-piece family bathroom, completing this lovely home.

Key Features:

Two Double Bedrooms

Open Plan Lounge/Diner

Private Rear Garden

Walking Distance to Gloucester Quays & City Centre

Excellent Investment or First Home Opportunity Homes like this in Linden are in high demand — early viewing is highly recommended!

Call TG Sales & Lettings today to arrange your viewing.



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.

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 A





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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