

Cecil Road, Linden GL1 5HQ

£160,000

naylor powell

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• No onward chain • Two double bedroom terraced poperty • Generous sized enclosed rear garden • Situated in the popular residential area of Linden • Potential rental income of £950 pcm • EPC rating D58 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027

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Living Room
The living room benefits from a window overlooking the front aspect whilst opening through to the dining room.

Dining Area
Dining area provides access to the kitchen to the rear and to the stairwell leading to the first floor accommodation.

Kitchen
Galley style kitchen benefits from ample worktop and storage space with room for free standing appliances. Access is provided to a small hallway leading to the bathroom and access is also provided to the rear garden.

Bathroom
White suite bathroom comprises w.c, wash hand basin, bath with shower attachment over, built-in shelving and window with frosted glass overlooking the rear aspect.

Landing
Landing provides access to both double bedrooms.

Bedroom One
Double bedroom with two windows overlooking the front aspect.

Bedroom Two
Double bedroom with window overlooking the rear aspect and built-in wardrobe space.

Outside
To the rear, the property benefits from a garden enclosed with fenced borders. Patio area offers convenient seating leading onto the lawned area with shed providing suitable storage.

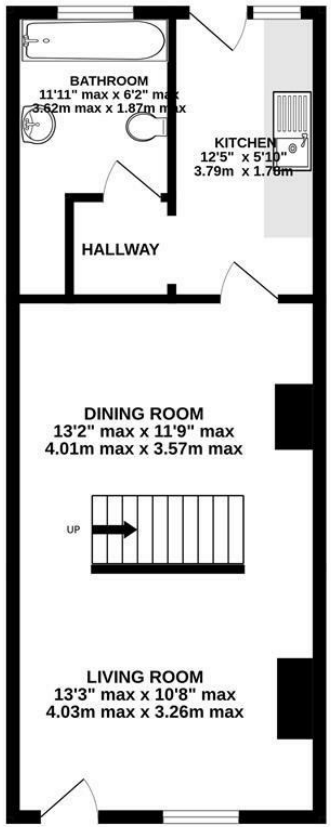
Location
A popular location in the historic City of Gloucester, with easy access to the M5, Cecil Road is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the newly developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

Material Information
Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 6 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.

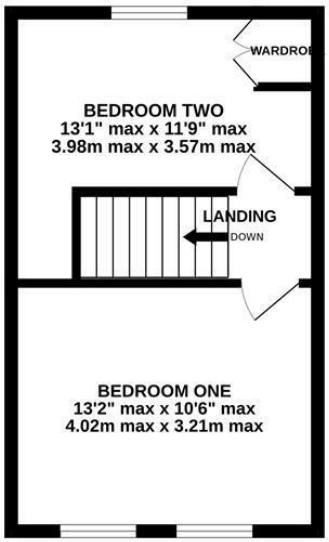




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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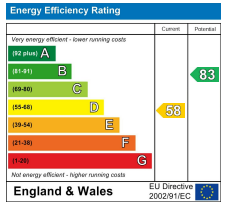
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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