



Seymour Road, Linden GL1 5HR
£270,000



Seymour Road, Linden GL1 5HR

• Three bedroom extended semi-detached family home • Generous & flexible living accommodation throughout • Immaculately presented throughout • Modern kitchen & bathroom • Private & enclosed rear garden with summer house • Potential rental income of £1,350 pcm • EPC rating E47 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

£270,000

Entrance Hall

Hallway provides access to the living room and stairwell leading to the first floor of the property.

Living Room / Dining Room

Formerly two rooms, the space has been opened up to create to create two generous sized rooms ideal for both living and dining areas. Bay window overlooks the front aspect whilst additional window overlooks the rear. Access is also provided to the kitchen to the rear.

Kitchen / Breakfast Room

Modern galley style kitchen boasts ample worktop and storage space with integrate hob, double ovens, fridge and freezer alongside plumbing for an automatic washing machine. The kitchen continues to open through to the breakfast room to the rear providing additional worktop and storage space alongside convenient seating space. French doors provide access to the rear garden.

Landing

Spacious landing provides access to all three bedrooms, bathroom and to the loft above.

Master Bedroom

Double bedroom with built-in mirrored wardrobes and window to the front aspect.

Second Bedroom

Double bedroom with window overlooking the rear aspect.

Third Bedroom

Suitable home office or single bedroom space with views to rear aspect.

Bathroom

Modern white suite family bathroom comprises w.c, wash hand basin, bath and separate shower cubicle and window with frosted glass overlooking the side aspect.

Outside

Large garden with side access and patio providing an ideal seating area. This leads to the lawn with trees and fencing helping to create privacy to the area. Summer house to the rear provides additional entertaining space benefitting from power and lighting or can be flexible to be utilised for a home office if preferable.

Location

A popular suburb of the Historic City of Gloucester with a mix of period properties, Seymour Road is ideally placed for local amenities including both primary and secondary schooling as well as many top grammar schools. 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 Cathedral and various listed buildings throughout. With countryside surrounding the city centre to include Robinswood Hill Country Park alongside access to various transportation links.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.

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.





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 misstatement. 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.
Made with Metropix 6/2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.



