



**Linden Road, Linden GL1 5HD**  
**£190,000**





## Linden Road, Linden GL1 5HD

• No onward chain • Two double bedroom recently refurbished terraced property • Generous living accommodation with modern bathroom • Enclosed rear garden • Situated in the popular residential area of Linden • Potential rental income of £925 pcm • EPC rating D68 • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026



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

**£190,000**

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### Entrance Hallway

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

### Living Room / Dining Room

The generous sized open plan room benefits from suitable living and dining areas with windows overlooking the front and rear aspects. Access is also provided to the kitchen and to a built-in storage cupboard located beneath the stairwell.

### Kitchen

Modern kitchen benefits from ample worktop and storage space alongside space for many free standing appliances. Two windows overlook the rear garden whilst door provides access to the garden itself.

### Landing

Spacious landing area provides access to both bedrooms and family bathroom.

### Bedroom One

Double bedroom with window overlooking the front aspect.

### Bedroom Two

Bedroom with window overlooking the rear aspect.

### Bathroom

Modern white suite bathroom comprises w.c, wash hand basin and bath with shower attachment over.

### Outside

To the rear, the property boasts a spacious low maintenance rear garden enclosed with fenced borders.

### Location

A popular location in the historic City of Gloucester, with easy access to the M5, Linden 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 (£1,492.52 per annum) 2025/2026.

Electricity supply: Mains.

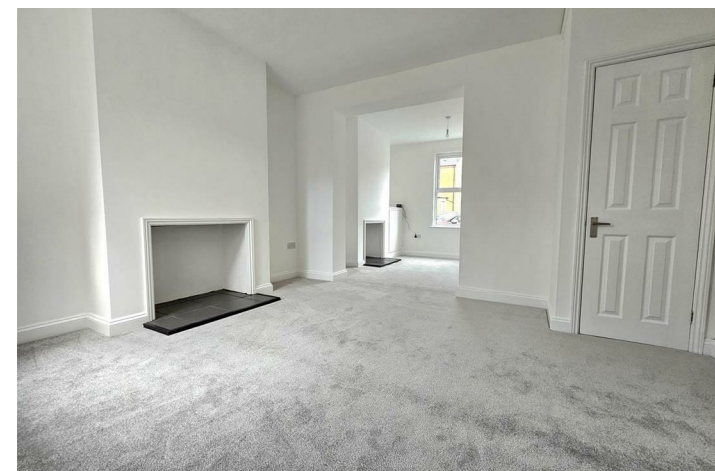
Water supply: Mains.

Sewerage: Mains.

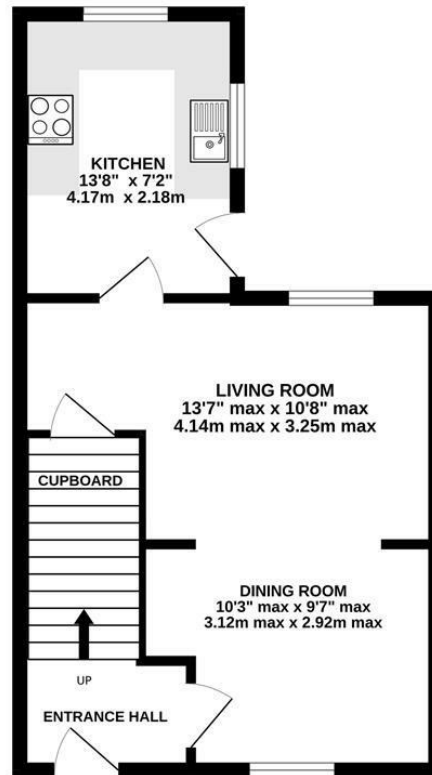
Heating: Gas.

Broadband speed: Basic 9 Mbps, Superfast 47 Mbps, Ultrafast 1800 Mbps download speed.

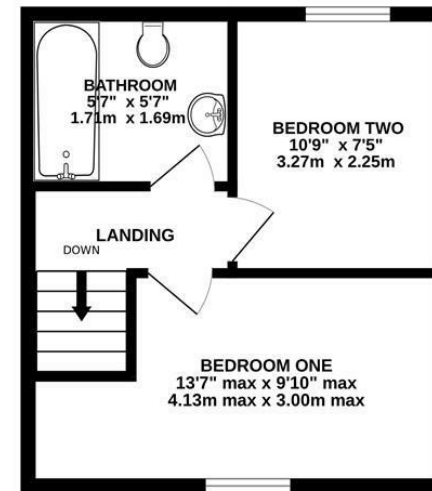
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.

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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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.

