# Linden Road, Gloucester GL1 5DU

**£319,950**

naylor powell

# Linden Road, Gloucester GL1 5DU

• Stunning example of a period home • Four double bedrooms • Two family bathrooms • Enviable open plan kitchen dining space • South facing landscaped rear garden • Character charm throughout • Highly sought after location • EPC E49

**£319,950**

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

**01452 398010**
**docks@naylorpowell.com**
**www.naylorpowell.com**

## Accommodation

Having been fully renovated throughout, the sympathetic and tasteful works are immediately apparent upon stepping into the entrance hall with charming original period balustrade, alcove storage and access into the under stairs storage. The front of the property offers a bright and airy living room with feature alcoves, whilst to the rear, the enviable open plan kitchen dining area creates the heart of the home. Immaculately presented, the cream shaker style units provide base and wall mounted units with integrated dishwasher whilst offering space for further freestanding appliances before French doors open out to the adjacent landscaped patio, creating an ideal space for alfresco dining. Leading through the property which provides ample sized utility offering plumbing for an automatic washing machine, access to the wall mounted gas fired combination boiler and side door leading to the rear garden. In turn this space continues through to the first of two family bathrooms offering a white suite to include wash hand basin, w.c. and bath with rain shower over.
The first floor offers three double bedrooms with a continuation of character throughout alongside a second family bathroom offering a white suite with wash hand basin, w.c. and bath with shower over. The second floor offers an extensive bright and airy master bedroom with various built-in wardrobes.

## Outside

Well presented upon first approach, the front gated courtyard is gravelled and enclosed by a low brick wall before leading through side access to the rear garden. With external power, lighting and water tap, the generous rear garden is a mix of landscaped patio, lawn and decking to the rear providing a mix of seating areas whilst offering generous space for young families and the keen gardener.

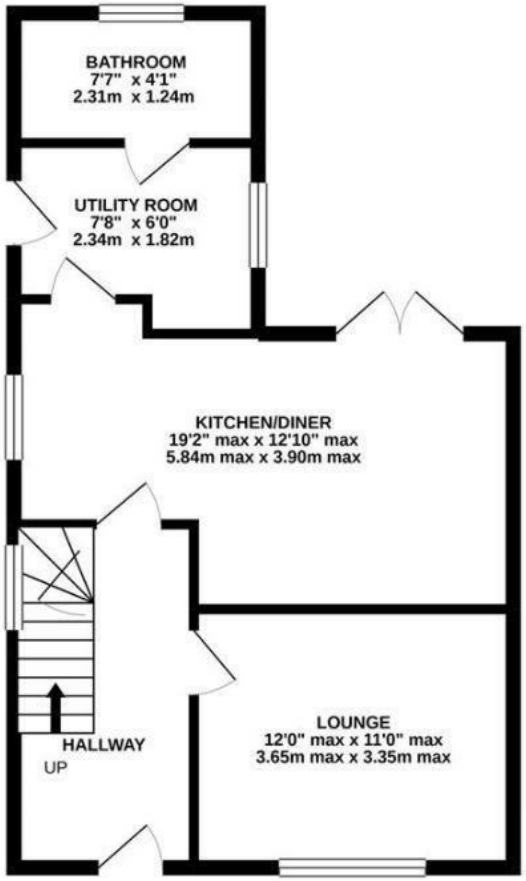
## Location

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.

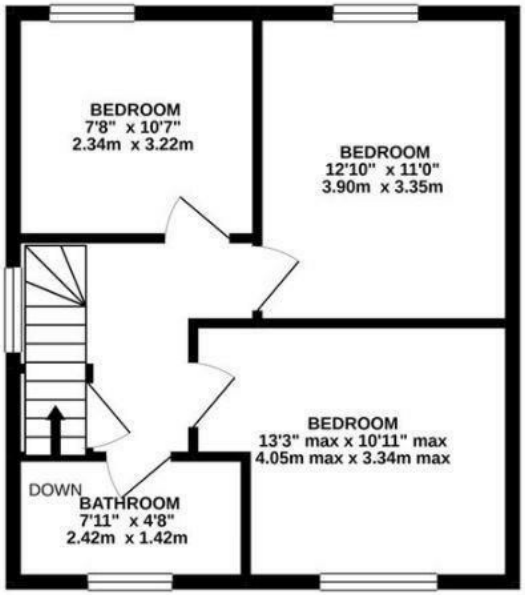
## Local Authority, Service & Tenure

Gloucester City Council - Tax Band C.
Mains water, drainage, electric and gas.
Freehold.

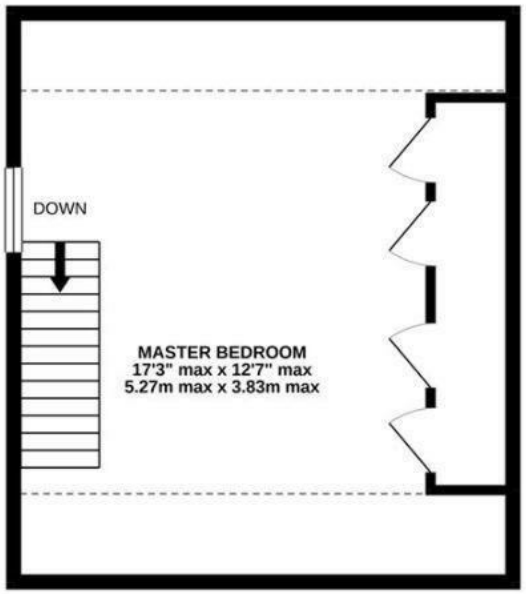
GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.




1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



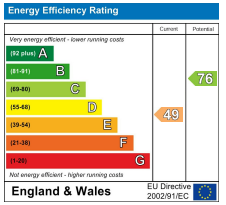

2ND FLOOR
425 sq.ft. (39.5 sq.m.) approx.




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.




naylor powell