



Cecil Road, Linden GL1 5HQ
£195,000



Cecil Road, Linden GL1 5HQ

• Two double bedroom end terraced property • Generous sized living accommodation • Enclosed rear garden & garage to the side • Potential rental income of £895 pcm • EPC rating E51 • Gloucester City Council - Tax Band A (£1,298.95 per annum)

£195,000

Porch

Entrance porch with convenient space for shoes and coats whilst benefitting from a spacious storage cupboard beneath the stairwell. Access to the lounge is also provided.

Lounge

Previously separated into a lounge and dining room, the extensive living space has opened to a large lounge with convenient space for a dining room or study area. Window overlooks the rear aspect whilst access is also provided to both the kitchen and garden to the rear.

Kitchen

The kitchen provides convenient space for a dining or breakfast area if required alongside ample worktop and storage space. Plumbing for a dishwasher and automatic washing machine is also provided aswell as ample space for free standing appliances. Windows overlook the side and rear aspects of the property whilst additional access to the rear garden is also provided. The stairwell leading to the first floor is also accessed via the kitchen.

Landing

The landing area provides access to both bedrooms, the family bathroom and to the loft above.

Bedroom One

Double bedroom with window overlooking the front aspect of the property.

Bedroom Two

Double bedroom with window overlooking the rear aspect of the property.

Bathroom

Generous sized bathroom comprising of w.c, wash hand basin and bath with shower attachment from the tap. Window overlooks the rear aspect with frosted glass whilst the built-in airing cupboard houses the combi boiler.

Outside

The rear garden is enclosed with fenced borders with both lawned and decked areas. Access via double doors opens to the garage to the side of the property with additional double doors opening to the front. The garage itself benefits from power and lighting.

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.

Local Authority, Services & Tenure

Gloucester City Council - Tax Band A (£1,298.95 per annum).
Mains water, drainage, electric and gas are connected to the property.
Freehold.



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

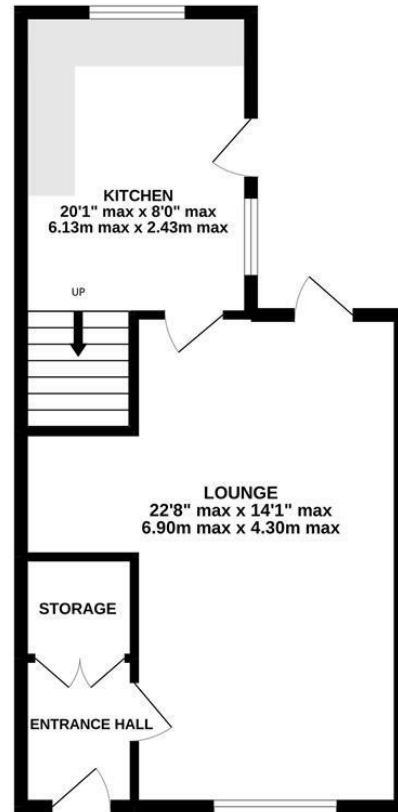
01452 398010

docks@naylorpowell.com

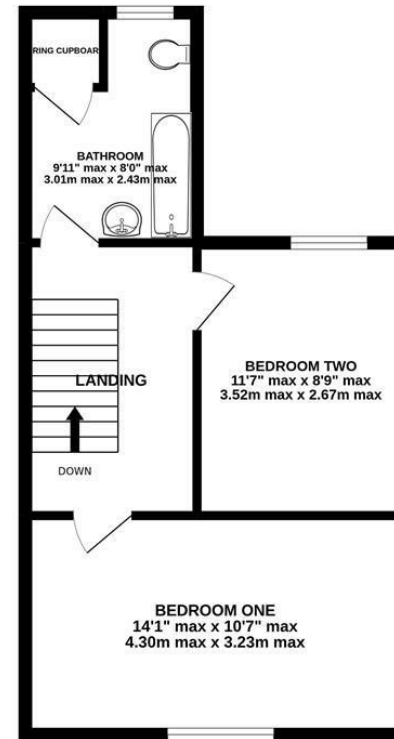
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GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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