



Cecil Road, Linden GL1 5HQ

£190,000

NP
naylor powell

Cecil Road, Linden GL1 5HQ

- No onward chain
- Three bedroom terraced property
- Generous living accommodation
- Enclosed rear garden
- Potential rental income of £875 pcm
- Gloucester City Council - Tax Band A (£1,298.95 per annum)
- EPC rating D63

£190,000



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

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Entrance Hallway

Hallway with original tiled flooring provides access into the living area and stairwell leading to the first floor accommodation.

Lounge

Spacious living area, with space for both lounge and dining areas, with windows facing to the front and rear aspects whilst providing access to the kitchen.

Kitchen

Fitted kitchen with ample worktop and storage space. Integrated appliances include electric hob and oven with plumbing for washing machine and dishwasher if required. Pantry area is located beneath the stairwell with access to family bathroom and rear garden provided.

Bathroom

Fully tiled bathroom comprising of w.c, wash hand basin and bath with shower attachment over. Two windows with frosted glass overlook the rear garden.

Landing

Spacious landing area providing access to the loft above and all three double bedrooms.

Bedroom One

Double bedroom with window overlooking the front aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect.

Bedroom Three

Double bedroom with window overlooking the rear aspect.

Outside

Rear garden enclosed with fenced borders comprising of both decking and lawned areas with garden shed to the rear.

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).

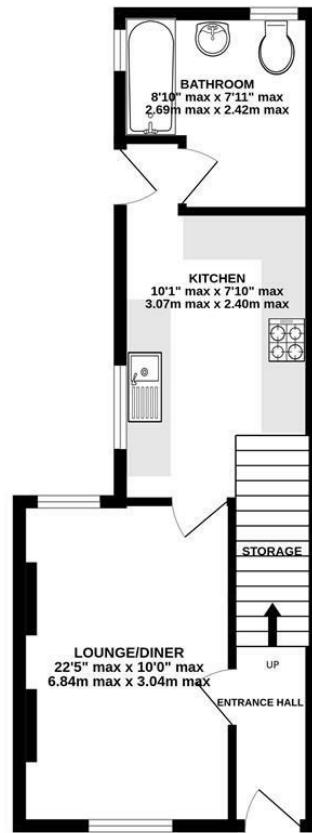
Mains water, drainage, electric and gas are connected to the property.

Freehold.

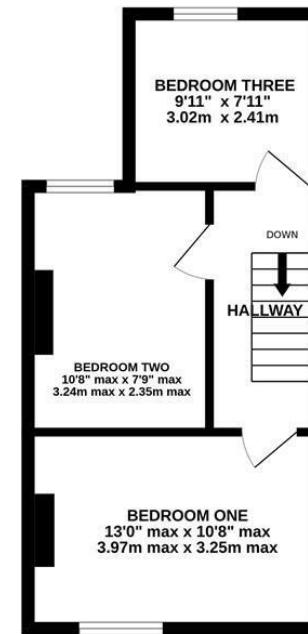
Agents Note

Please note the photos listed were taken in 2017 prior to the current tenant moving in to the property

GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 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 only. The vendor or lessor's responsibility is limited for any error, omission or mis-statement. This plan is for identification purposes only and should be used as such by any prospective purchaser. The services 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(0-10) A	B		88
(11-40) B	C		
(41-60) C	D		63
(61-80) D	E		
(81-90) E	F		
(91-100) F	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

