



Granville Street, Linden GL1 5HL
£250,000



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• No onward chain • Stunning two double bedroom semi-detached property • Blend of modern & original character features throughout • Driveway & tandem double garage • Private & enclosed rear garden • Situated in the popular residential location of Linden • Potential rental income of £1,100 pcm • EPC rating D65 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



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

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Entrance Hallway

Spacious hallway, with Karndean LVT wood flooring that continues throughout the ground floor accommodation, provides access to the living room and stairwell leading to the first floor of the property.

Living Room / Dining Room

Formerly two separate reception rooms, the two rooms have been opened up to create an open plan space with steps leading down a lounge area and divide in place to the dining area. Log burner creates a homely feel to the room whilst windows overlooking the front and rear aspects allow an abundance of natural light into the room. Access is also provided to the kitchen to the rear.

Kitchen

Recently refurbished by the present owner, the modern galley style kitchen boasts ample worktop and storage space with integrated hob and oven alongside plumbing for a dishwasher, tumble dryer and automatic washing machine. Two windows overlook the rear garden with the door provides access to the garden itself.

Landing

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

Bedroom One

Double bedroom with window overlooking the front aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect.

Bathroom

Well proportioned modern tiled bathroom comprises of bath, shower cubicle, w.c., wash hand basin with storage below and window with frosted glass overlooking the rear garden.

Outside

Positioned on a generous sized plot, the property benefits from a driveway to the side for multiple vehicles which in-turn leads to the

detached tandem double garage. The garage benefits from power and lighting with the potential to be a home office, gym or workshop if required. Generous in size, the private rear garden is enclosed with fenced borders and benefits from a patio area leading onto a lawned area. Subject to relevant planning permissions the property allows itself for the potential to be extended if required to create further living space.

Location

A popular location in the historic City of Gloucester, with easy access to the M5, Granville Street 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 B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains.

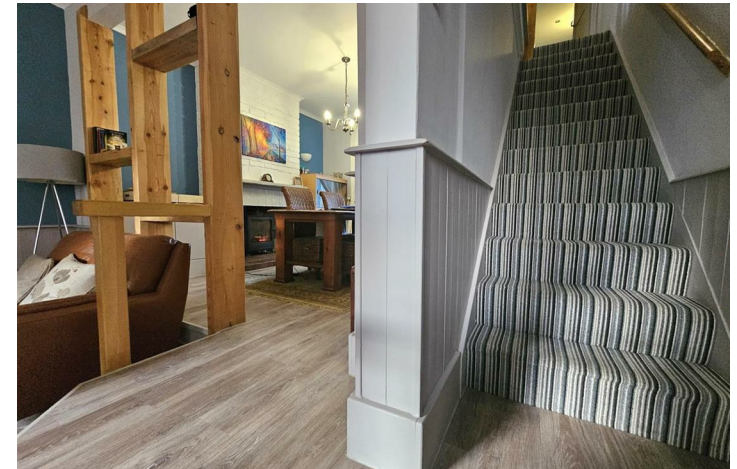
Water supply: Mains.

Sewerage: Mains.

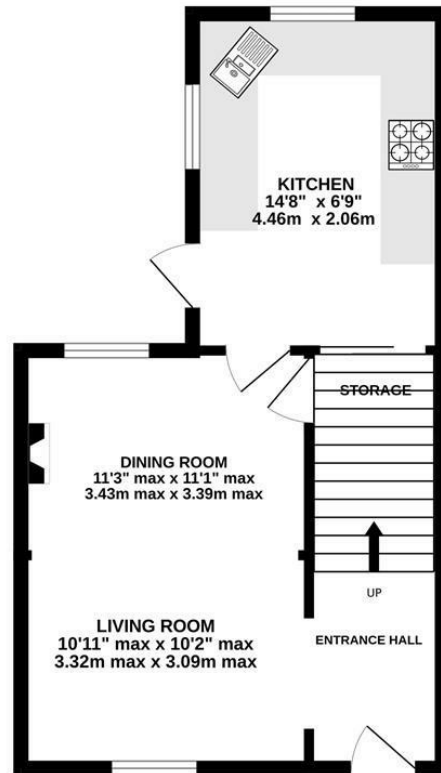
Heating: Gas central heating.

Broadband speed: Basic 12 Mbps, Superfast 74 Mbps, Ultrafast 1000 Mbps download speed.

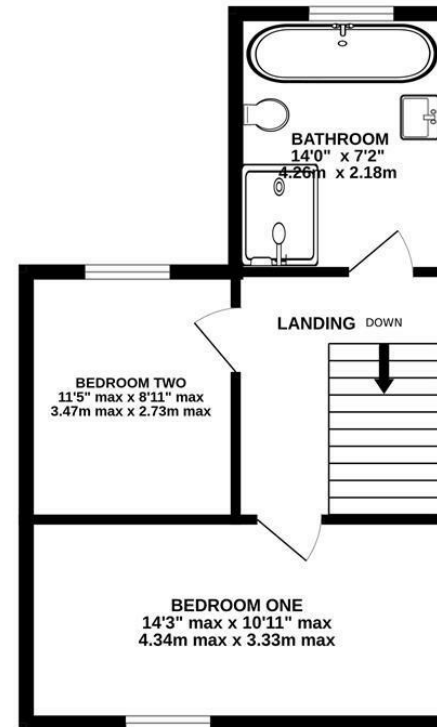
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix 6/2025

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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.

