



Balfour Road, Linden GL1 5QG
£220,000



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• Two double bedroom terraced property • Immaculately presented throughout with characterful features • Open plan living accommodation • Beautifully presented enclosed rear garden • Close proximity to Gloucester Quays & City centre • Potential rental income of £875 pcm • EPC rating D64 • Gloucester City Council - Tax band A (£1,298.95 per annum)



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

£220,000

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Accommodation

Step into the entrance hall of the property, providing convenient space for shoes, coats or such like, leading through to the generous open plan living accommodation. Previously two separate rooms, the bay fronted cosy lounge area overlooks the front aspect whilst opening through to the conveniently sized dining room which in turn provides access to the kitchen to the rear.

The kitchen itself boasts ample storage and worktop space alongside integrated appliances to include an electric oven and four ring gas hob alongside plumbing for both a dishwasher, automatic washing machine and space for a fridge below the counter. Access to a purpose built utility space is also found from the kitchen providing further worktop, storage space and access to the rear garden.

Taking the stairs to the first floor, the immaculately presented property is completed by two double bedrooms, with built in wardrobes to the master, alongside a well proportioned family bathroom to include a bath, separate shower cubicle, w.c, and wash hand basin.

Outside

Externally, the property boasts a generous sized and beautifully landscaped rear garden enclosed via

fenced borders. Patio and lawned areas lead to a decked area to the rear, ideal for seating and entertaining in the summer months. To the front, the property benefits from a gated courtyard space leading to the property itself.

Location

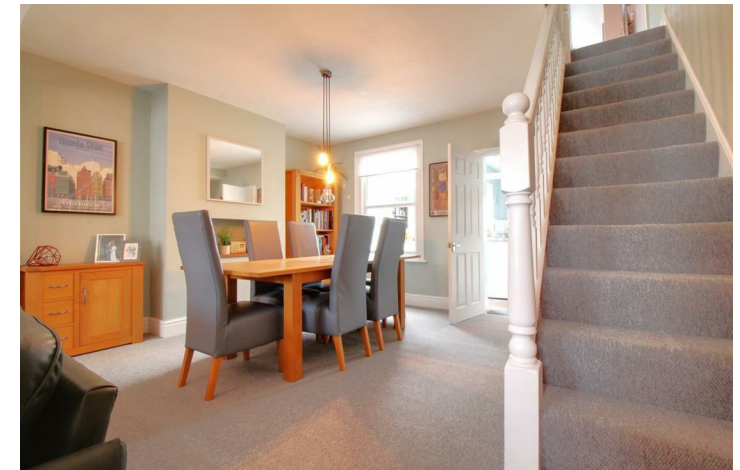
A popular location in the historic City of Gloucester, with easy access to the M5, Linden Road is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside 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, Services & Tenure

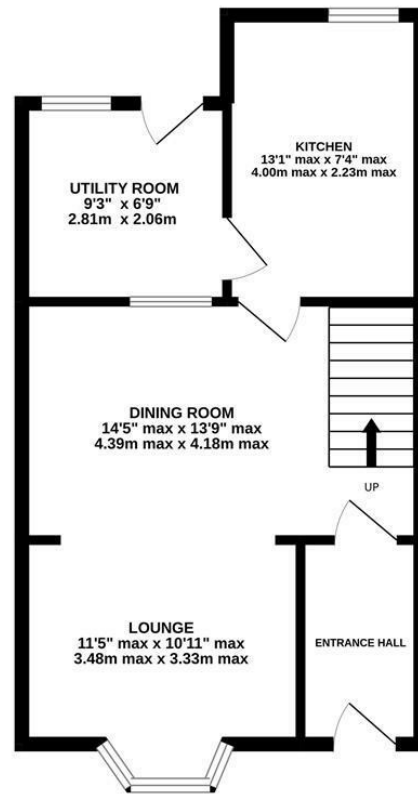
Freehold.

Gloucester City Council - Tax band A (£1,298.95 per annum).

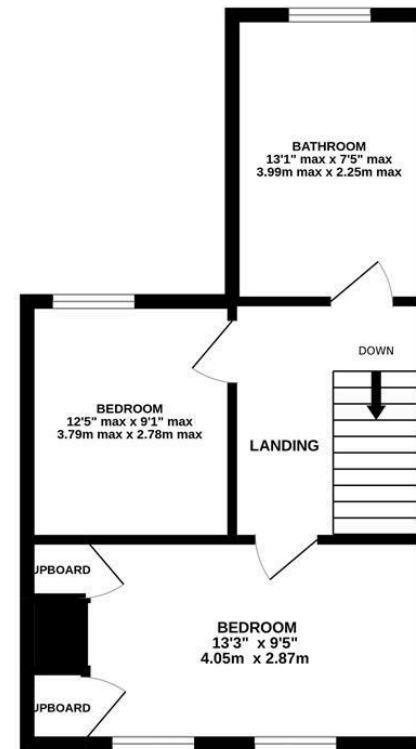
Mains gas, electric, water and drainage are connected to the property.



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.

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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.

