



**24 Linden Road, Gloucester**

Gloucester

**£215,000**



# 24 Linden Road

Gloucester, Gloucester

We are delighted to bring to the market a Two Bedroom Terraced House with UPSTAIRS Bathroom in the popular area of Linden.

Accommodation comprises of Entrance Hall, Lounge, Dining Room, REFITTED Kitchen, TWO Bedrooms and Modern Family Bathroom.

Further benefits include UPVC Double Glazing, Gas Gas Radiator Central Heating and Front & Rear Gardens.

Property for sale through Michael Tuck Estate Agents. Approximate rental value of £1050pcm , please contact Michael Tuck Lettings in Gloucester for more details.

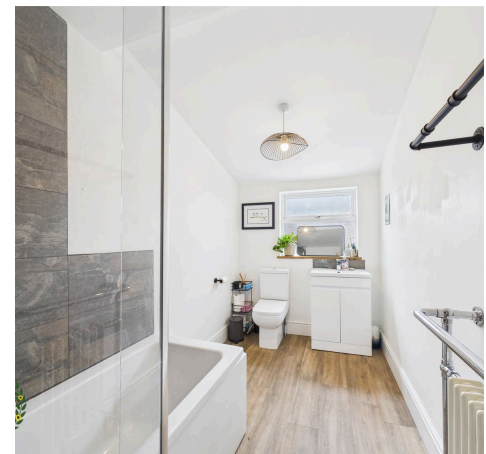
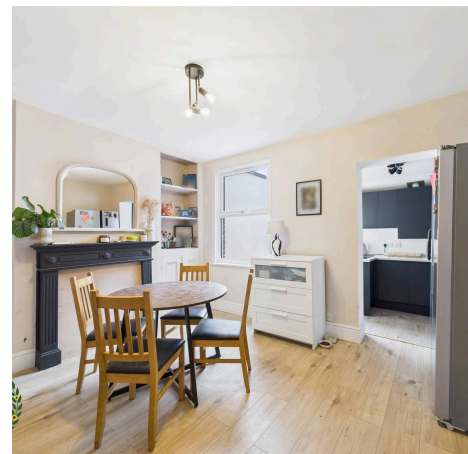
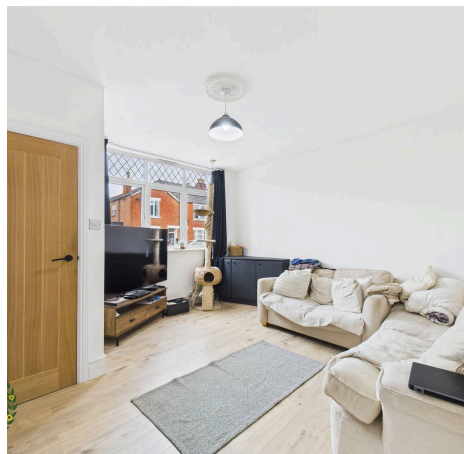
Call 01452 543200 To View!

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Terraced House
- Two Bedrooms
- Upstairs Bathroom
- Lounge & Dining Room
- Refitted Kitchen
- UPVc Double Glazing & Gas Radiator Central Heating
- Front & Rear Gardens
- Energy Rating C70





**Entrance Hall**

Dimensions: 3' 7" x 3' 7" (1.09m x 1.09m).

**Living Room**

Dimensions: 13' 10" x 13' 5" (4.21m x 4.09m).

**Dining Room**

Dimensions: 13' 8" x 11' 3" (4.16m x 3.43m).

**Kitchen**

Dimensions: 7' 1" x 6' 8" (2.16m x 2.03m).

**First Floor Landing**

Dimensions: 3' 8" x 2' 5" (1.12m x 0.74m).

**Master Bedroom**

Dimensions: 13' 5" x 10' 9" (4.09m x 3.27m).

**Bedroom Two**

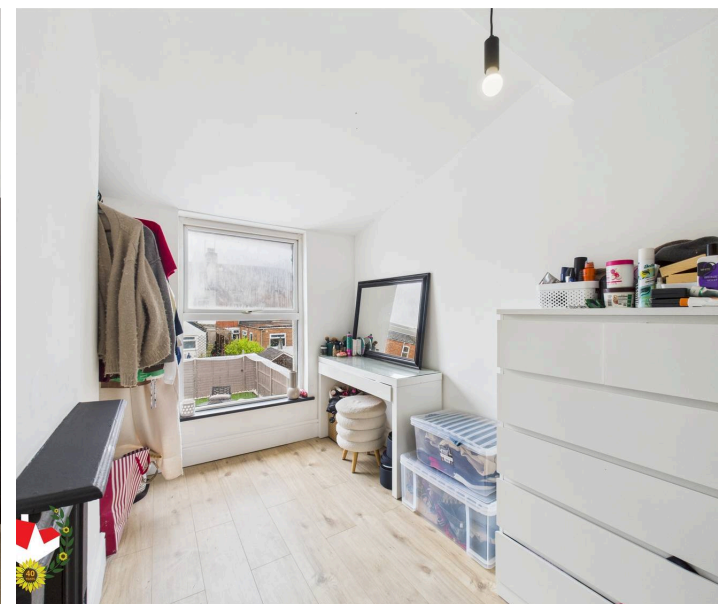
Dimensions: 11' 4" x 7' 4" (3.45m x 2.23m).

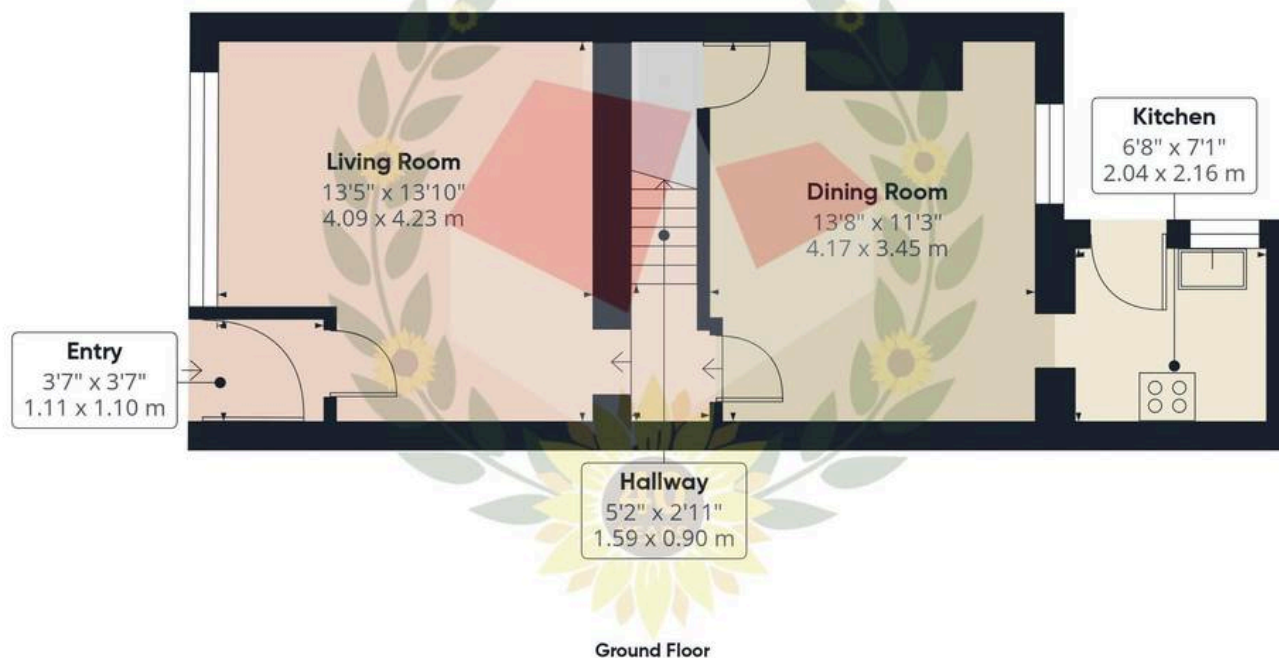
**Bathroom**

Dimensions: 11' 1" x 5' 9" (3.38m x 1.75m).

**Additional Information**

Gas & Electric - Mains Water & Sewerage - Mains

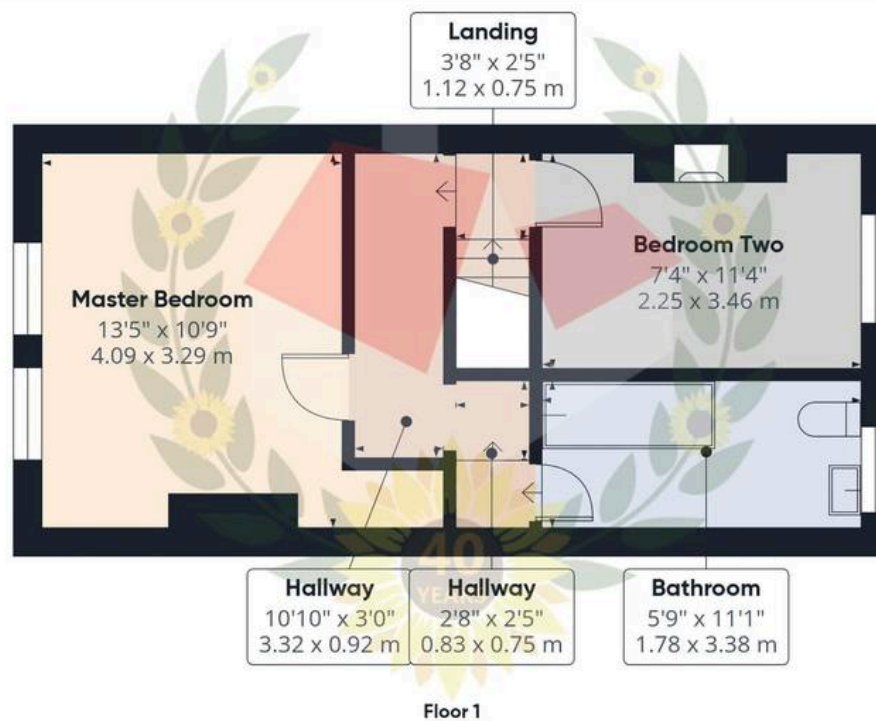




**Approximate total area<sup>(1)</sup>**

765 ft<sup>2</sup>

71 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • [estates.quedgeley@michaeltuck.co.uk](mailto:estates.quedgeley@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



**Important notice:** Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.