



 **143 Linden Road, Gloucester**

Gloucester

Offers Over **£305,000**

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Gloucester

IMMACULATE Three Double Bedroom OPEN PLAN Family Home with OFF-ROAD PARKING & LARGE REAR GARDEN Offered To The market Chain Free!

The accommodation comprises of; Hallway, impressive open plan lounge/diner/kitchen & family bathroom.

Upstairs we have; Landing, bedroom one, bedroom two & bedroom three.

Further benefits include; Gas central heating, UPVC double glazing, off-road parking for two cars, immaculate throughout & Energy Rating C.

This beautifully presented home is ideally located close to local amenities, offering convenient access to shops, schools and transport links, making this property a fantastic choice for families, first-time buyers and professionals alike.

Call us today to arrange your viewing on 01452 543200!

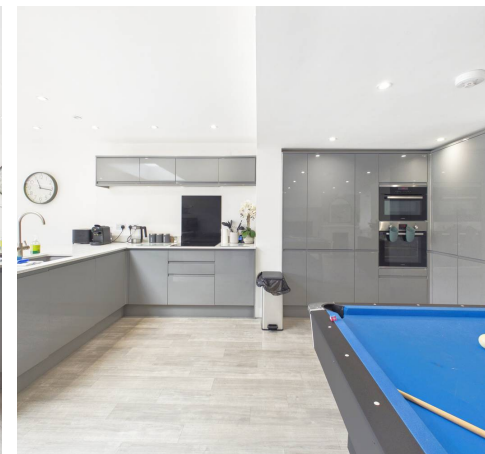
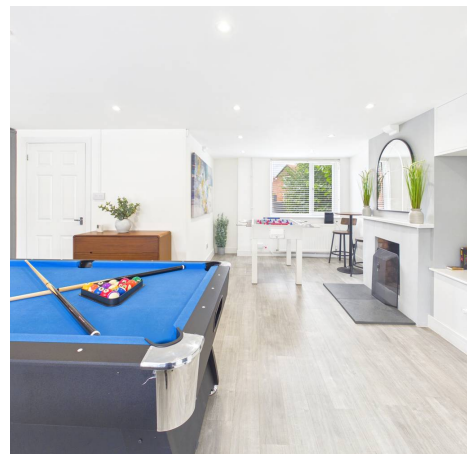
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Open Plan Living
- Three Double Bedrooms
- No Onward Chain
- Immaculate Throughout
- Off-Road Parking For Two Cars
- Gas Central Heating
- Upvc Double Glazing
- Close To Local Amenities



Hallway

8' 5" x 4' 0" (2.57m x 1.23m)

Bathroom

8' 6" x 5' 0" (2.60m x 1.52m)

Open Plan Lounge / Diner / Kitchen

26' 1" x 20' 6" (7.96m x 6.25m)

Open Plan Lounge / Diner / Kitchen

16' 3" x 9' 11" (4.96m x 3.03m)

Landing

5' 1" x 3' 8" (1.56m x 1.11m)

Bedroom

16' 2" x 9' 9" (4.92m x 2.98m)

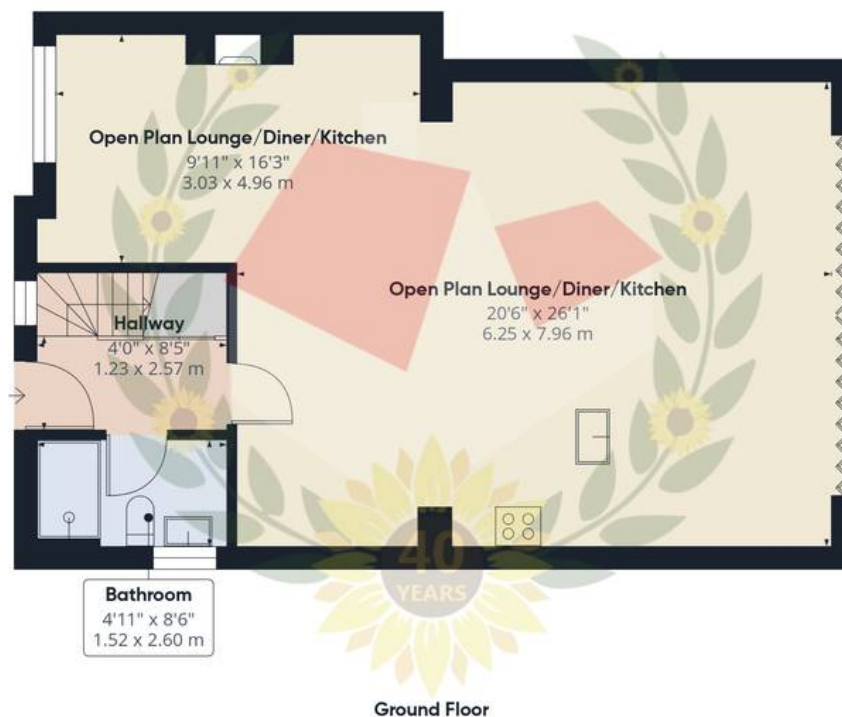
Bedroom

12' 0" x 8' 2" (3.65m x 2.49m)

Bedroom

9' 1" x 8' 6" (2.78m x 2.60m)

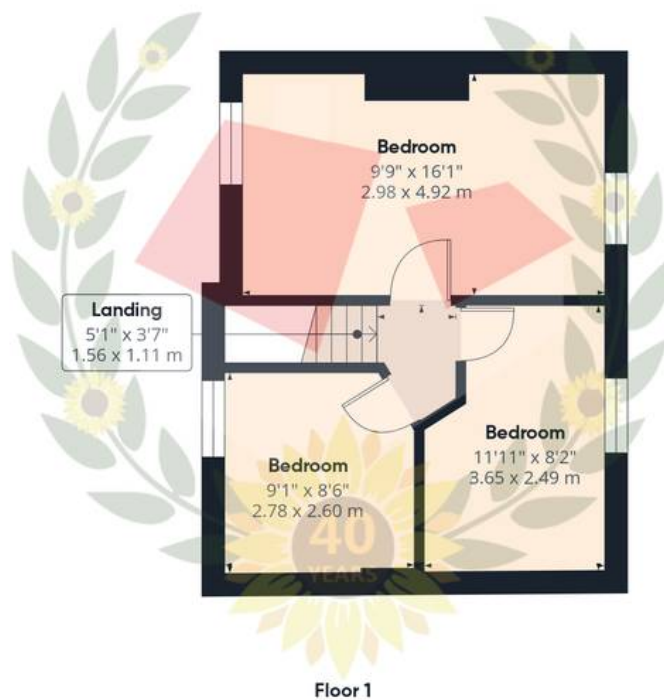




Approximate total area⁽¹⁾

1071 ft²

99.6 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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