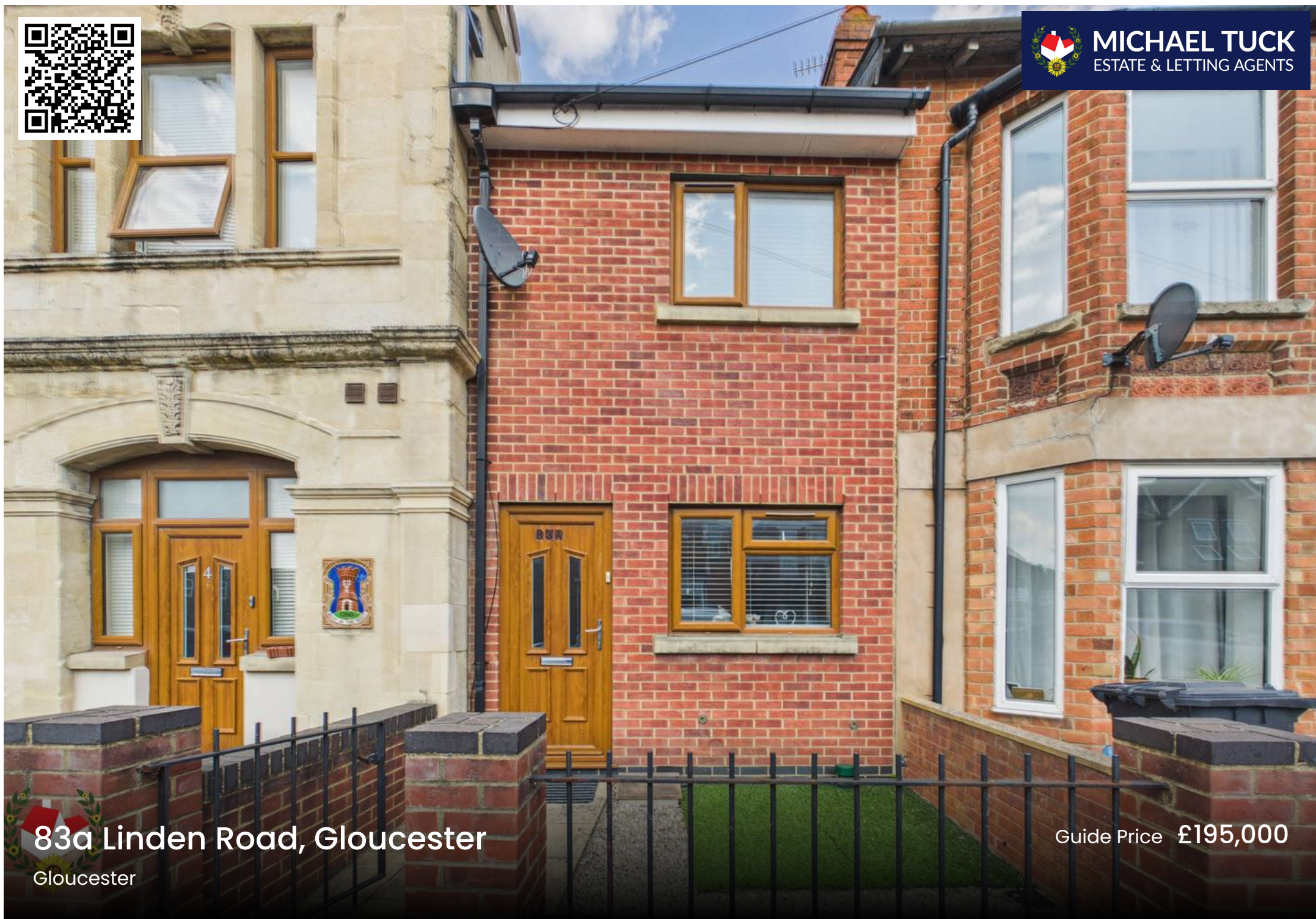




 **83a Linden Road, Gloucester**

Gloucester

Guide Price **£195,000**

83a Linden Road

Gloucester

IMMACULATE Two DOUBLE Bedroom Home Located Conveniently in Linden Road With NO ONWARD CHAIN & OFF-ROAD PARKING!

The accommodation briefly comprises an entrance hall, a spacious lounge providing a comfortable living space, and a fitted kitchen. To the first floor are two well-sized bedrooms, both benefiting from plenty of natural light, along with a modern family bathroom.

Further benefits include double glazing, gas central heating and an off-road parking space.

Situated within easy reach of Gloucester Quays, Gloucester Docks, the City Centre, local shops, supermarkets, schools and regular bus routes, the property also offers excellent commuter access to the M5 motorway

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Ideal First Buy
- Two Double Bedrooms
- Lounge/Diner
- Downstairs Wc & Upstairs Bathroom
- Off Road Parking Space
- Gas Central Heating
- Upvc Double Glazing
- Immaculate
- No Onward Chain
- Energy Rating C



Living/Dining Room

19' 10" x 11' 10" (6.05m x 3.60m)

Kitchen

13' 11" x 7' 10" (4.25m x 2.40m)

Laundry Room

5' 7" x 5' 3" (1.69m x 1.61m)

Wc

5' 4" x 3' 1" (1.62m x 0.94m)

Landing

7' 5" x 3' 8" (2.27m x 1.12m)

Bedroom

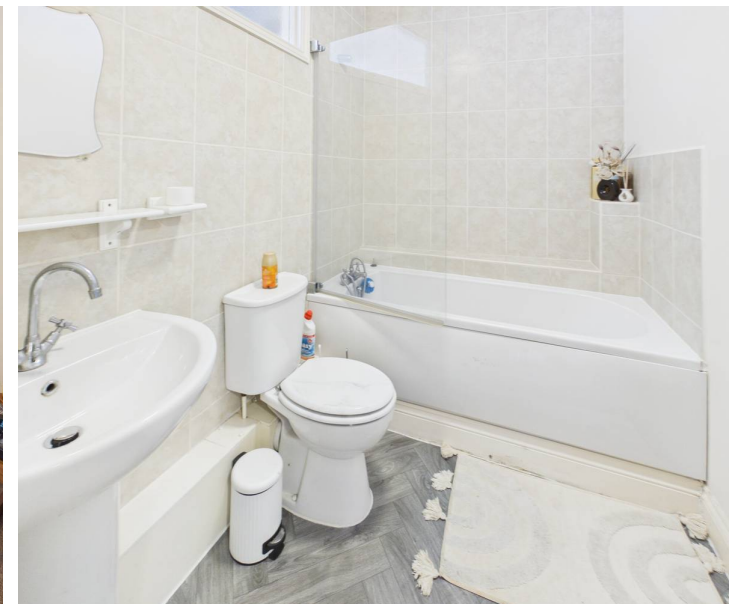
14' 0" x 7' 10" (4.26m x 2.39m)

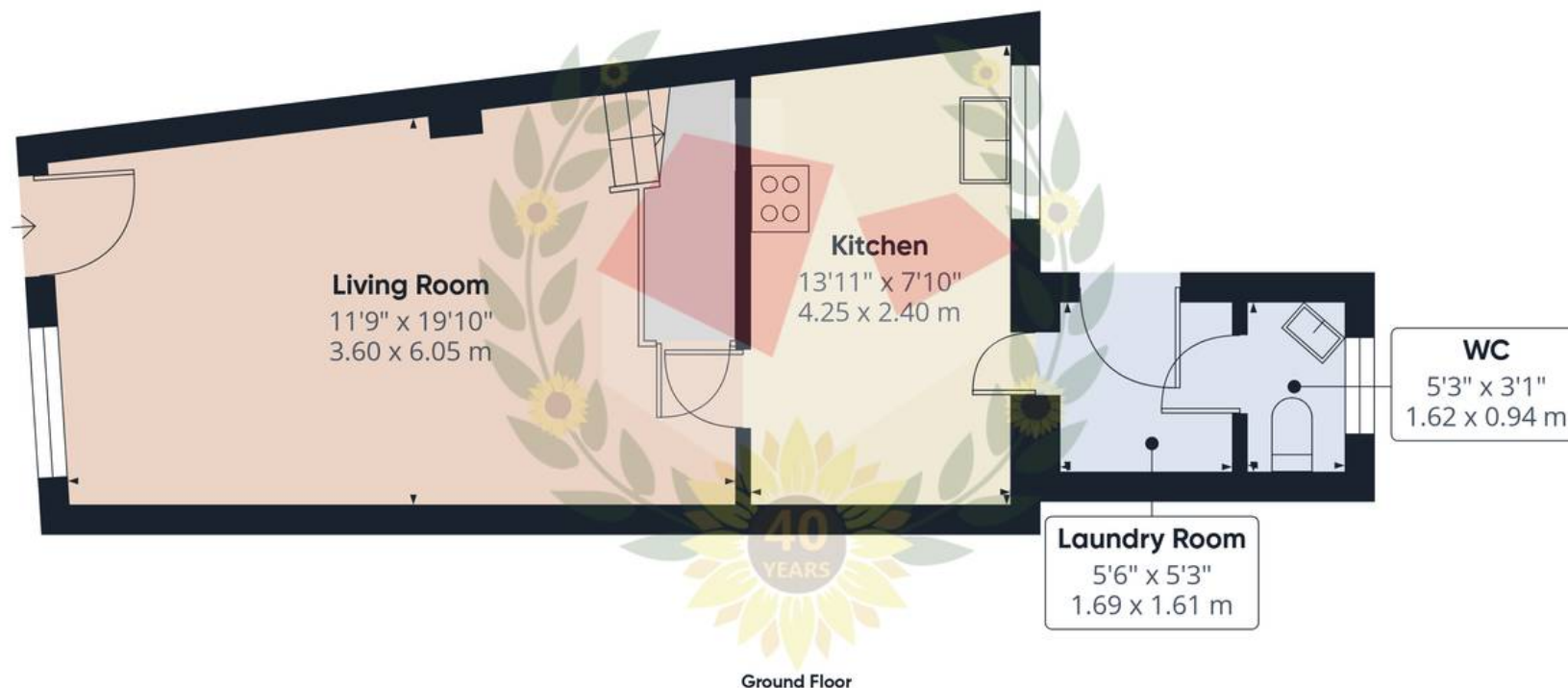
Bedroom

11' 10" x 11' 1" (3.61m x 3.37m)

Bathroom

7' 11" x 5' 8" (2.42m x 1.72m)

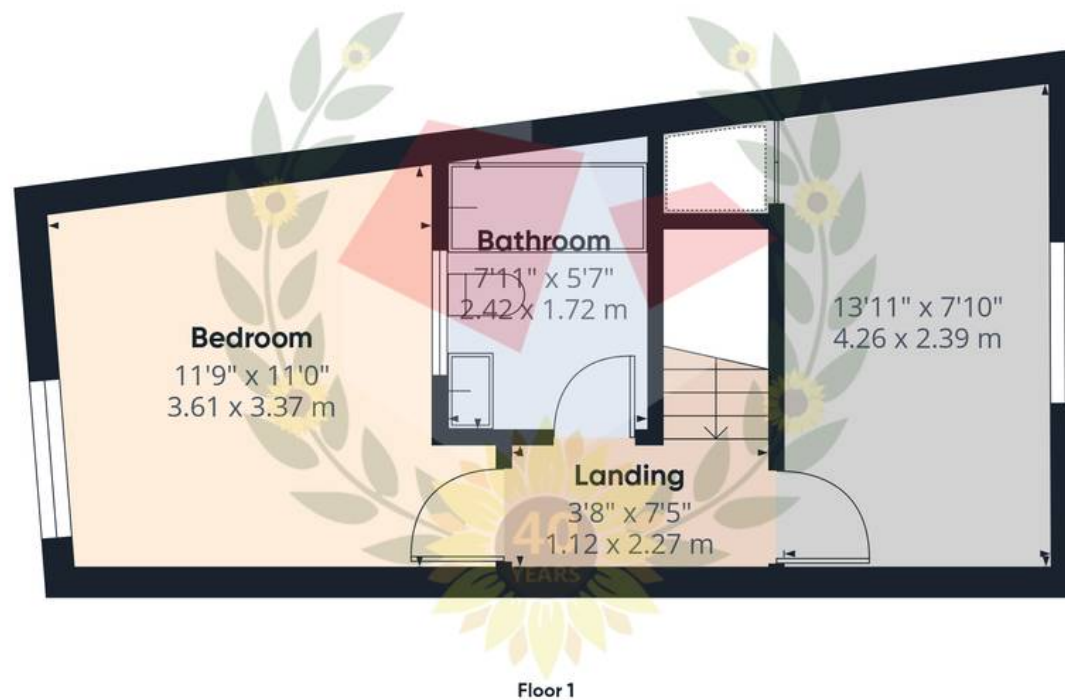




Approximate total area⁽¹⁾

697 ft²

64.9 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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