



136 Linden Road, Gloucester, GL1 5HT

£235,000

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Farr & Farr Sales & Lettings 

**136 Linden Road, Gloucester,
GL1 5HT**

£235,000

**A BEAUTIFULLY MAINTAINED EDWARDIAN
TOWNHOUSE IN A VERY CONVENIENT
POSITION WITH SOUTH BACKING GARDENS**

Linden Road is a very popular residential road situated approximately 1/2 mile to the South of Gloucester city centre. The exciting Docklands development of the Quays is within walking distance and all other city centre facilities are close by.

Number 136 has been beautifully modernised and decorated throughout and offers lovely accommodation. Both bedrooms are doubles, there is a large upstairs bathroom/shower and to the ground floor an open plan lounge/dining room with fireplace, beautifully fitted kitchen and utility room. The property is gas centrally heated and double glazed throughout and to the exterior there is an enclosed south backing garden.

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ENTRANCE PORCH

Composite half glazed door to:-

ENTRANCE HALL

Multi coloured quarry tiled floor. Radiator. Decorative arch. Staircase to landing.

LOUNGE/DINER 22' 8" x 11' 0" (6.90m x 3.35m)

Timber fireplace with tiled insets, cupboards and shelving to be the side with TV point above. Window to the front with fully fitted blinds and modern sashes. Meter box. Wide timber flooring. Double radiator. Door to:-

KITCHEN 11' 3" x 8' 5" (3.43m x 2.56m)

Very comprehensively and well fitted with inset one and a half bowl single drainer stainless steel sink unit set into worktops with cupboards below. Wall and base units. Part tiled walls. Tiled floor. Built-in Smeg oven with four ring induction hob and extractor hood. Double radiator. Deep walk in shelved under the stairs cupboard. UPVC double glazed door to the side and arch to:-

UTILITY ROOM 8' 2" x 4' 10" (2.49m x 1.47m)

Plumbing for washing machine and dishwasher. Space for fridge and freezer. Tiled floor. Baxi gas fired central heating boiler.

FIRST FLOOR LANDING

Access to loft with retractable ladder.

BEDROOM 1 14' 2" x 10' 0" (4.31m x 3.05m)

Window seat and built-in window blinds with modern sash windows. Shelving and low-level cupboards. Radiator.

BEDROOM 2 11' 7" x 8' 10" (3.53m x 2.69m)

Double radiator. Built-in folding table.

BATHROOM

Beautifully fitted of a very good size with recent suite of white panelled bath with mixer taps and shower attachment. Wide vanity unit with drawers below. Low-level WC and double walk-in shower cubicle with fully tiled walls and double headed stainless steel contemporary shower. Extractor fan. Shaver point. Vertical heated towel rail/radiator. Tiled floor and window blinds. Modern sash windows.

EXTERIOR

Front garden with low wall and wrought iron gate with path to front door and paved area.

Rear gardens, South backing, paved terrace and path with additional gravel area. Outside tap. Two timber garden stores. Enclosed by close boarded fencing giving a good deal of privacy.

AGENTS NOTE

COUNCIL TAX: A

EPC: D-87



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
68-80	C		
55-68	D	67 D	
38-54	E		
21-38	F		
1-20	G		

Floor plan of a 1-bedroom flat. The layout includes a Lounge/Diner (18' x 11'), Kitchen (10' x 10'), Utility Room, and a Porch. A staircase is located between the Lounge/Diner and the Kitchen. The entrance is through the Porch into the Lounge/Diner.

The floor plan of the second floor includes the following areas:

- BEDROOM 1**: A large rectangular room at the bottom of the plan.
- BEDROOM 2**: A rectangular room on the left side of the plan.
- BATHROOM**: A rectangular room at the top of the plan.
- LANDING**: A central area with a staircase, indicated by an upward arrow.
- Balcony**: A small rectangular area at the top right, containing an **AC** unit.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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