

TG

SALES & LETTINGS



Robinhood Street, Linden, Gloucester Gloucestershire GL1 5PP

£190,000

- Motivated Vendor
- Cul-de-sac Location
- Walking Distance to Gloucester Quays
- Lounge/Diner
- Extended to the Ground Floor
- Three Double Bedrooms
- Low Maintenance Rear Garden
- Close to Local Schools

The Property

TG sales and letting are delighted to offer to the market this well-appointed 3 bedroom mid-terrace house in the heart of Linden.

Walking distance to Gloucester Quays and the City Centre the property is ideally located as it further benefits a short commute to a wide range of local schools.

Inside the property has recently had some modernising to the lounge/diner as well as already having a modern kitchen and bathroom. An extension off the lounge provides additional space to the ground floor.

The first floor is occupied by 3 double bedrooms and outside is mainly laid to Patio allowing for a low maintenance rear garden.

On street parking is available in the Cul-de-sac as is excellent public transport links.

A great example of a 3-bedroom home in a popular area. Call today to avoid missing out.



Situation

Situated in the popular location of Linden with excellent links to the City Centre. Linden boasts a wealth of local amenities including doctors, dentist, a range of local stores, Linden Primary School and the nearby Ribston Hall High School. The City Centre is approximately a mile away, where you can unlock all the benefits of City Centre living. Gloucester continues to grow with the Gloucester Quays development being a very popular lure to the City. The public transport links run a regular service throughout the City and Gloucester Railway Station links to Cheltenham, Stroud and Bristol with regular trains running to London Paddington taking approximately two hours. The M5 motorway provides excellent access travelling Northbound and Southbound.

SATNAV postcode GL1 5PP

Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band A





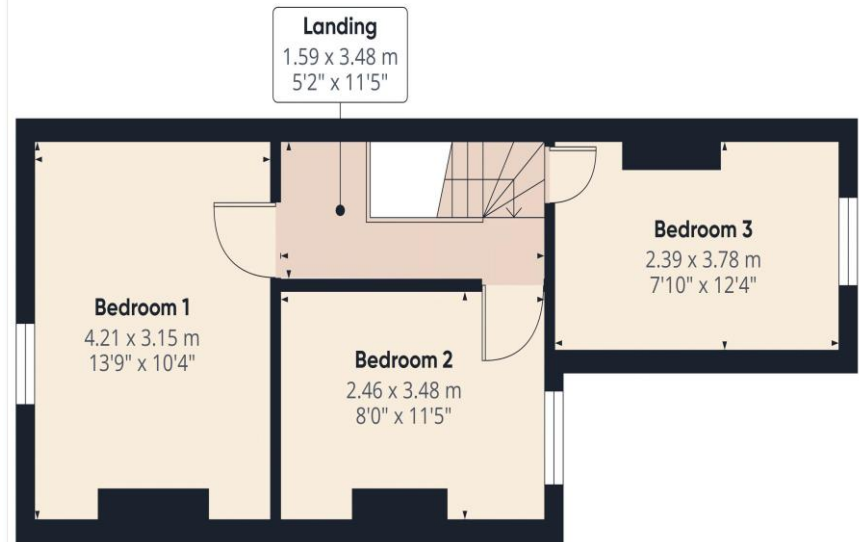
Approximate total area⁽¹⁾
45.1 m²
485 ft²

(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.

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Floor 0



Approximate total area⁽¹⁾
33.9 m²
365 ft²

(1) Excluding balconies and terraces

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Floor 1

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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