

TG

SALES & LETTINGS



Bristol Road, Gloucester
Gloucestershire GL1 5SR

£220,000

- No Onward Chain
- Three Bedrooms
- Side Access
- Modern Fitted Kitchen
- Large Lounge/Dining Room
- Gas Central Heating
- Double Glazing
- Utility/Storage Room

The Property

**** A SPACIOUS THREE-BEDROOM HOUSE IN LINDEN WITH NO ONWARD CHAIN****

TG Sales & Lettings are delighted to offer FOR SALE this well presented THREE BEDROOM house located on Bristol Road, close to GLOUCESTER QUAYS and other local amenities.

The property is accessed via a walled courtyard front garden, where you will find the front door that leads into the entrance hall. Once inside, you will find a large lounge/dining room with dual-aspect windows and to the rear is a modern fitted kitchen with a useful utility area.

On the first floor are three bedrooms, two doubles and a single and a bathroom.

To the rear is an enclosed garden containing a shed with side access via a gate. Further benefits include double glazing and gas central heating throughout.

This lovely home is OFFERED WITH NO ONWARD CHAIN; internal viewing is highly recommended to appreciate all it has to offer.



Situation

A popular suburb of the Historic City of Gloucester with a mix of period properties, Seymour Road is ideally placed for local amenities including both primary and secondary schooling. A short distance away is Gloucester Quays, where you will find a range of shops, restaurants, bars and cinema. Also within easy walking distance, the city centre is home to the Cathedral and various listed buildings along side main stream shops. Transport networks linking us to Bristol and Birmingham, including public transport to Cheltenham can also be easily accessed.

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





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| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 53 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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