

TG

SALES & LETTINGS



The Oval, Gloucester,
GL1 5EE

Offers in the region of £305,000

- FOUR BEDROOMS
- WELL PRESENTED THROUGHOUT
- EXTENDED FAMILY HOME
- KITCHEN / FAMILY ROOM
- SHOWER ROOM
- BATHROOM
- OFF ROAD PARKING
- LARGE REAR GARDEN

The Property

****FANTASTIC FOUR BEDROOM FAMILY HOME IN LINDEN****

TG Sales & Lettings are delighted to offer 'FOR SALE' this well-presented FOUR BEDROOM family home situated in The Oval in Linden, ideally located for access to Gloucester Quays, which offers bars, shops and restaurants in abundance.

This extended home is entered via the porch to the front, which leads through to the hallway, here you will find access to the downstairs shower room and a large storage cupboard. To the front is a good-sized lounge for those cosy evenings in front of the TV. However, the heart of the home will be the open-plan kitchen/living area.

The modern, fully fitted kitchen has a breakfast bar for dining and entertaining, and the family room has a Tv point and the benefit of a log burner, to the rear is a further dining area with a glass wall which gives great views and access to the rear garden.

Take the stairs to the first floor, and you will find two double bedrooms, two single bedrooms and a modern family bathroom.

To the front of the property is off road parking for several cars and side access to the rear garden, which is approximately 100ft long, it provides ample space for the home office, summer house and a garden shed. A newly laid patio provides a space to enjoy the sun and relax. Further benefits include gas central heating and uPVC windows.

This home offers a wealth of living space and must be viewed to appreciate all it has to offer.



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.

Directions

SATNAV postcode GL1 5EE

Tenure Freehold

Local Authority Gloucester

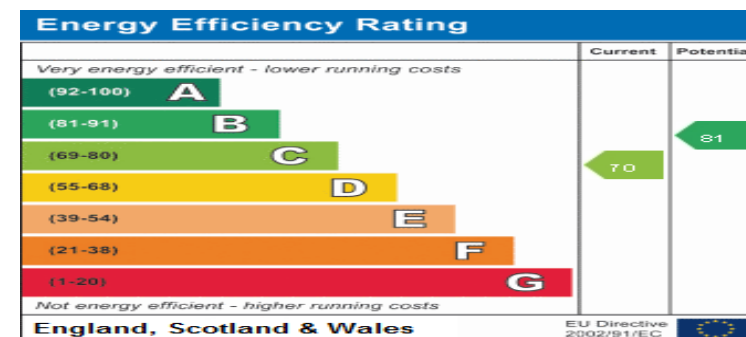
Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band B





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