

TG

SALES & LETTINGS



Seymour Road, , Gloucester
Gloucestershire GL1 5QD

£229,995

- Three Bedrooms
- Open Plan Living Space
- Well Equipped Fitted Modern Kitchen
- Low Maintenance Courtyard Garden
- Gas Central Heating
- Double Glazing
- Close To Local Amenities & Gloucester Quays
- No Onward Chain

The Property

****A PERIOD FAMILY HOME CLOSE TO GLOUCESTER QUAYS****

TG Sales & Lettings are delighted to offer For Sale this THREE-BEDROOM semi-detached period family home in Linden. It is ideally located close to the primary schools and many local amenities, including the Quays, where you will find many shops and restaurants.

The accommodation has recently been refurbished and is available with NO ONWARD CHAIN!

Step inside the hallway. Here, you will find the stairs to the first floor and a door leading into the open-plan lounge /dining room, which stretches from the front to the rear of the property. It also has the benefit of an under-stairs cupboard. To the back of the property is a fully fitted kitchen; this also gives access to the rear garden. Upstairs are three bedrooms and a large modern bathroom.

To the rear, the garden is fully enclosed and has a secluded patio area for alfresco dining.



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.

Directions

SATNAV postcode GL1 5QD

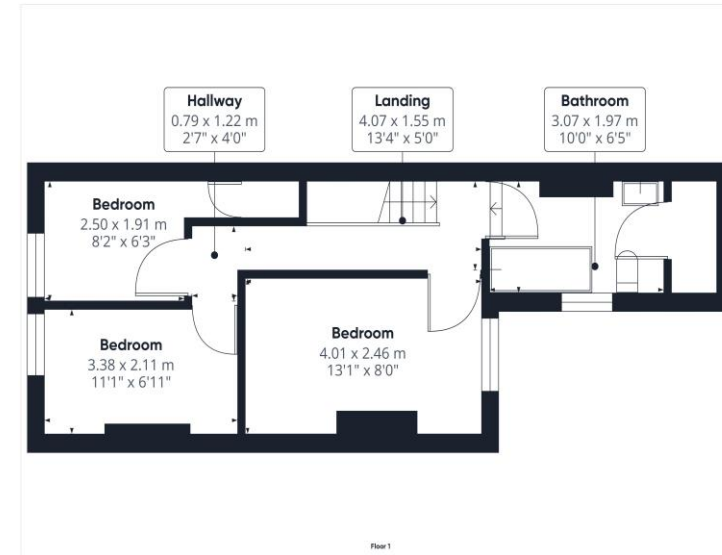
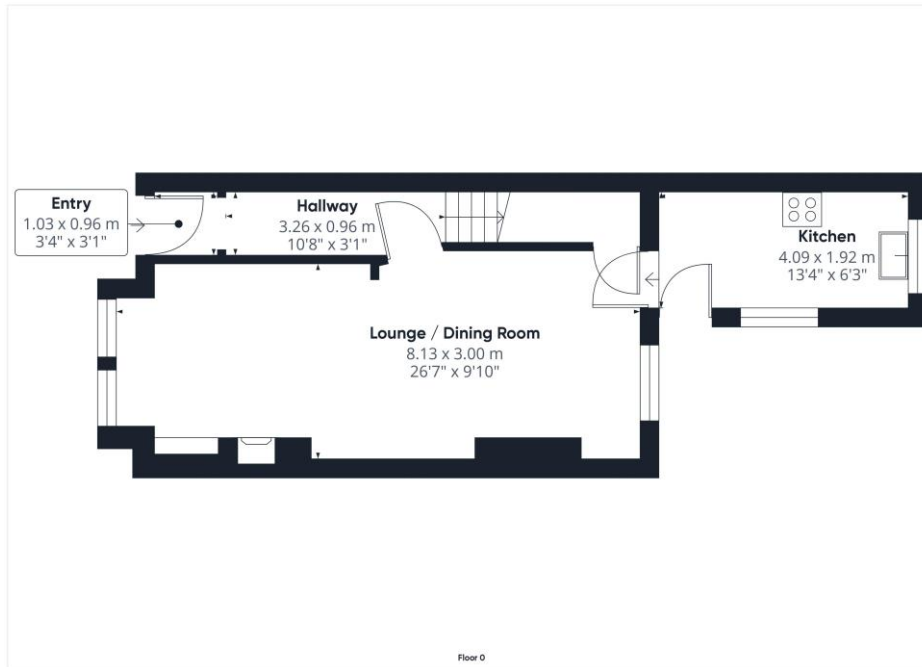
Tenure Freehold

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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| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | 78 |
| | | 48 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | | 72 |
| | | 40 | |

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