

TG

SALES & LETTINGS



Gladstone Road, , Gloucester
Gloucestershire GL1 5HW

£120,000

- One Bedroom Flat
- Second Floor
- Off Road Parking
- Well Presented Throughout
- UPVC Windows
- Gas Central Heating

The Property

****NO ONWARD CHAIN****

TG SALES are pleased to offer for sale this substantial ONE-BEDROOM FIRST FLOOR flat, situated in Linden its ideally located for all the local amenities and the Gloucester Quays development where you will find an abundance of shops, restaurants and a cinema.

The property is well presented throughout and offers great accommodation which briefly comprises of, Hall, large lounge, a double bedroom, kitchen and bathroom.

Outside is communal gardens with a first come first served off road parking area.

This is an ideal FIRST TIME BUY or INVESTMENT and EARLY VIEWING ESSENTIAL.



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 5HW

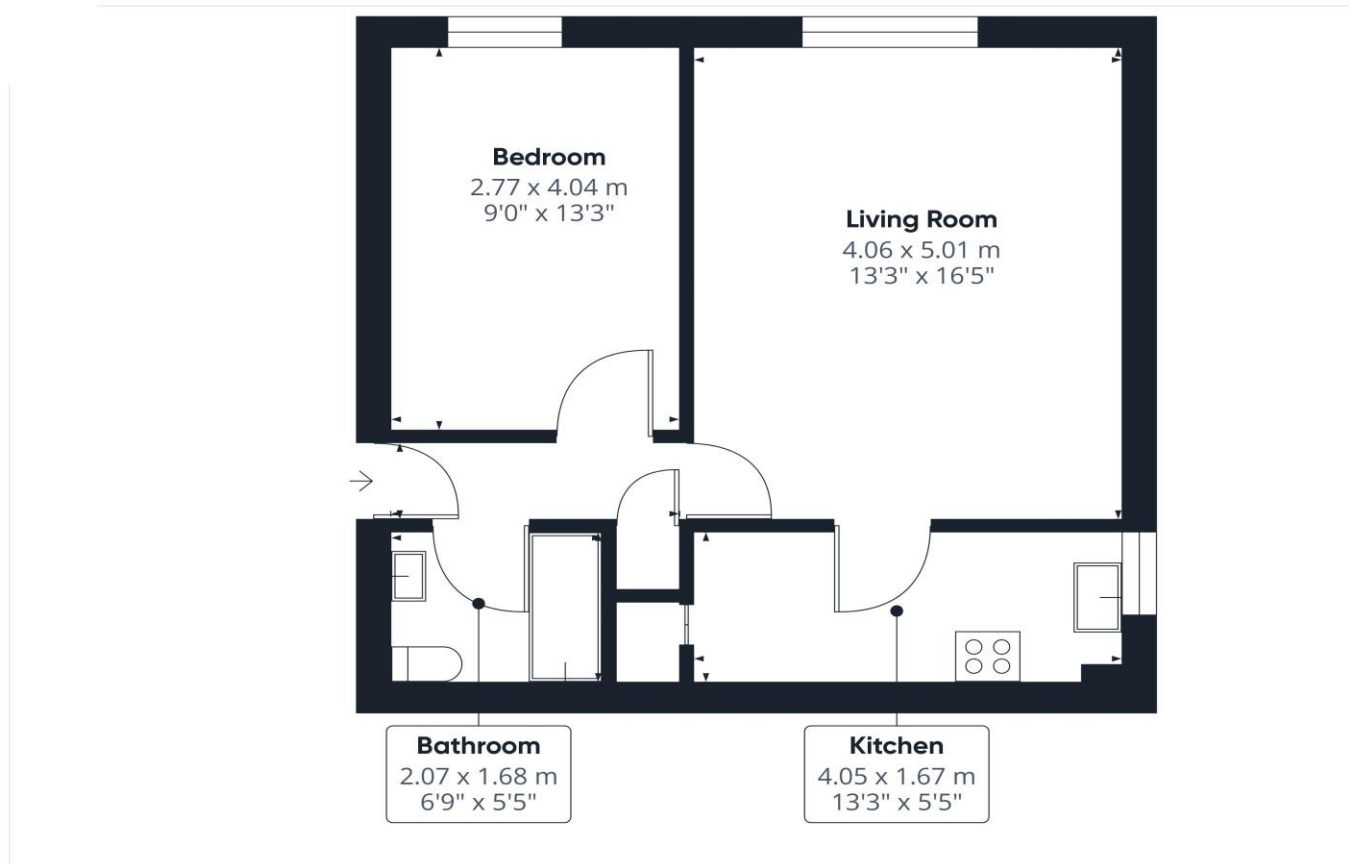
Tenure Leasehold

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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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