

**TG**

SALES & LETTINGS





Granville Street, , Gloucester  
Gloucestershire GL1 5HL

**£270,000**

- Three Bedrooms
- Semi-Detached
- Lounge
- Open Plan Dining/Kitchen
- Gas Central Heating
- Off Road Parking

### The Property

TG Sales & Lettings are delighted to present this charming semi-detached house, which boasts an impressive combination of classic period features and modern conveniences. Located on a popular road in Linden, this property also offers off-road parking.

As you enter the home, you'll be greeted by a spacious entrance hallway leading to the stairs that take you to the first floor. To the left, you'll find the formal lounge, and to the right, the open-plan living/dining space. This also opens into the modern fitted kitchen, which is situated at the rear of the property and provides access to the rear garden via French doors. A utility room completes the ground floor.

Take the stairs, and you will discover three double bedrooms: a main bedroom, a second double bedroom with two side-aspect windows, and a third double bedroom to the rear. A stylish white bathroom suite completes the accommodation.

Enjoy the outdoors with a low-maintenance enclosed garden complete with a patio area and lawn. To the front, there is off-road parking and a side entrance.



### 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

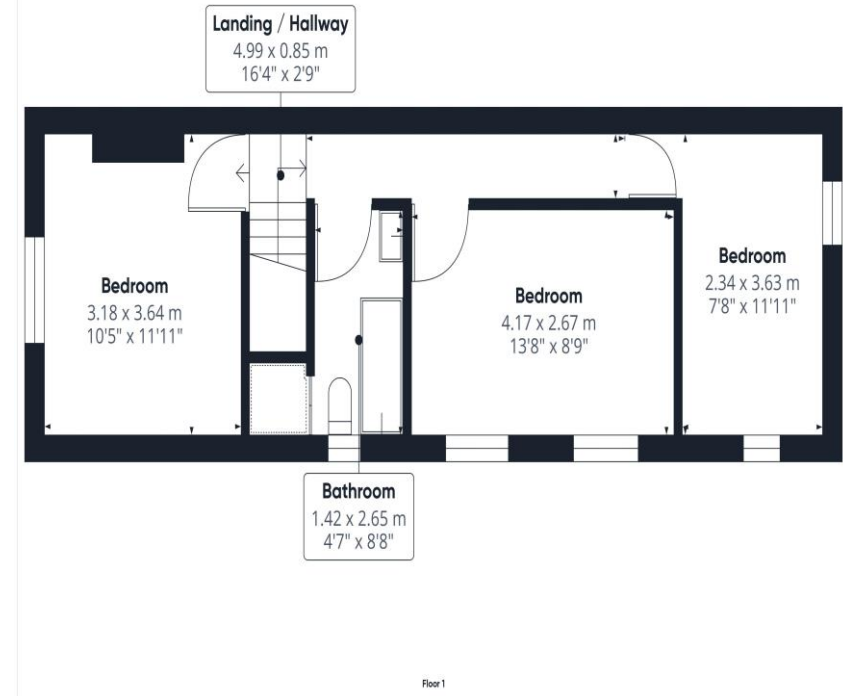
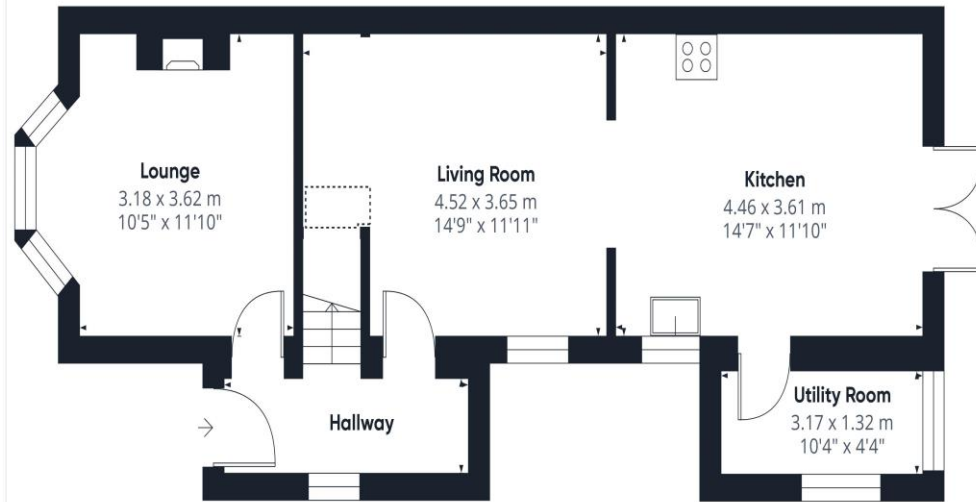
#### Tenure Freehold

**Local Authority** Gloucester

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

**Council tax band D**





### Head Office

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