



Linden Road, Linden, Gloucester

Freehold

£200,000

**45 Linden Road, Linden, Gloucester,  
Gloucestershire, GL1 5HB**

**£200,000**

Freehold. Council Tax Band B



**2 Bedrooms**



**2 Bathrooms**



**2 Receptions**

### Features

- \*No Onward Chain \* Two Double Bedrooms
- \*Downstairs Cloakroom & Four Piece Bathroom Off Master Bedroom \*Two Reception Rooms
- \*Kitchen \* UPVC Double Glazing & Gas Radiator Central Heating
- \*Front & Rear Gardens \* Energy Rating D56
- \* \*

### Michael Tuck Estate and Letting Agents

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### The Property

Available with NO ONWARD CHAIN is this Two DOUBLE Bedroom SEMI Detached House located in Linden.

Ground Floor Accommodation comprises of Entrance Hall, Downstairs Cloakroom, TWO Reception Rooms and a modern fitted kitchen whilst to the First Floor are Two Bedrooms and a FOUR PIECE BATHROOM off the Master Bedroom.

Further benefits include UPVC Double Glazing, Gas Radiator Central Heating and a good sized Rear Garden with side access

Property for sale through Michael Tuck Estate Agents.

Approximate rental value of £1050pcm , please contact Michael Tuck Lettings in Gloucester for more details.

Call 01452 543200 To View

### Entrance Hall

**Lounge** 11' 1" x 9' 3" (3.38m x 2.82m)

**Dining Room** 14' 8" x 10' 5" (4.47m x 3.17m)

**Kitchen** 8' 11" x 7' 5" (2.72m x 2.26m)

**Rear Hall** 4' 10" x 2' 11" (1.47m x 0.89m)

**W.C** 3' 6" x 3' 4" (1.07m x 1.02m)

### First Floor Landing

**Master Bedroom** 11' 3" x 8' 11" (3.43m x 2.72m)

**Four Piece Bathroom** 11' 3" x 8' 11" (3.43m x 2.72m)

**Bedroom Two** 14' 9" x 9' 6" (4.49m x 2.89m)

### Additional Information

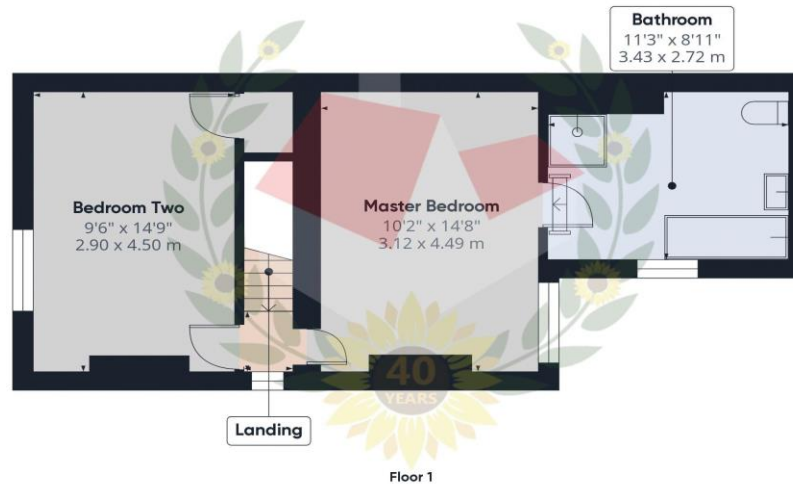
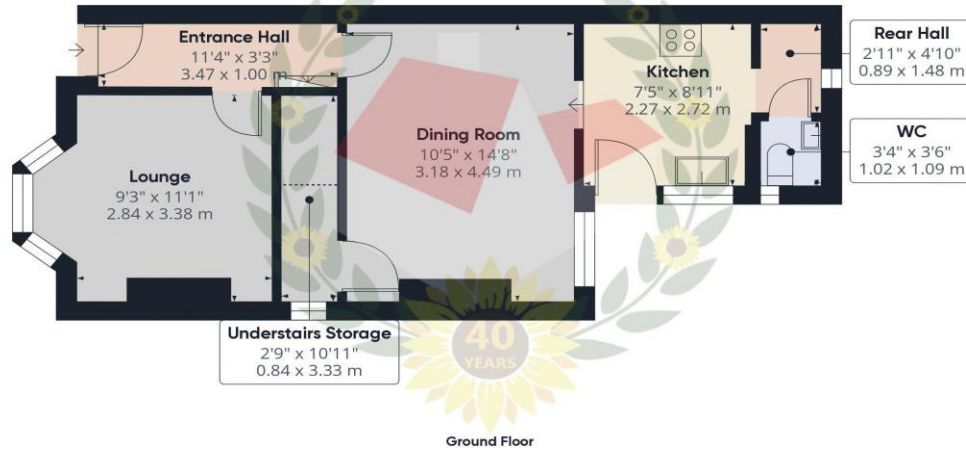
Gas & Electric - Mains

Water & Sewerage - Mains









**Approximate total area<sup>(1)</sup>**

820.2 ft<sup>2</sup>  
76.2 m<sup>2</sup>

**Reduced headroom**

12.4 ft<sup>2</sup>  
1.15 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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The position and size of doors, windows, appliances, and other features are approximate only.  
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