



**81 Linden Road, Gloucester, GL1 5HB**

**Offers Over £215,000**

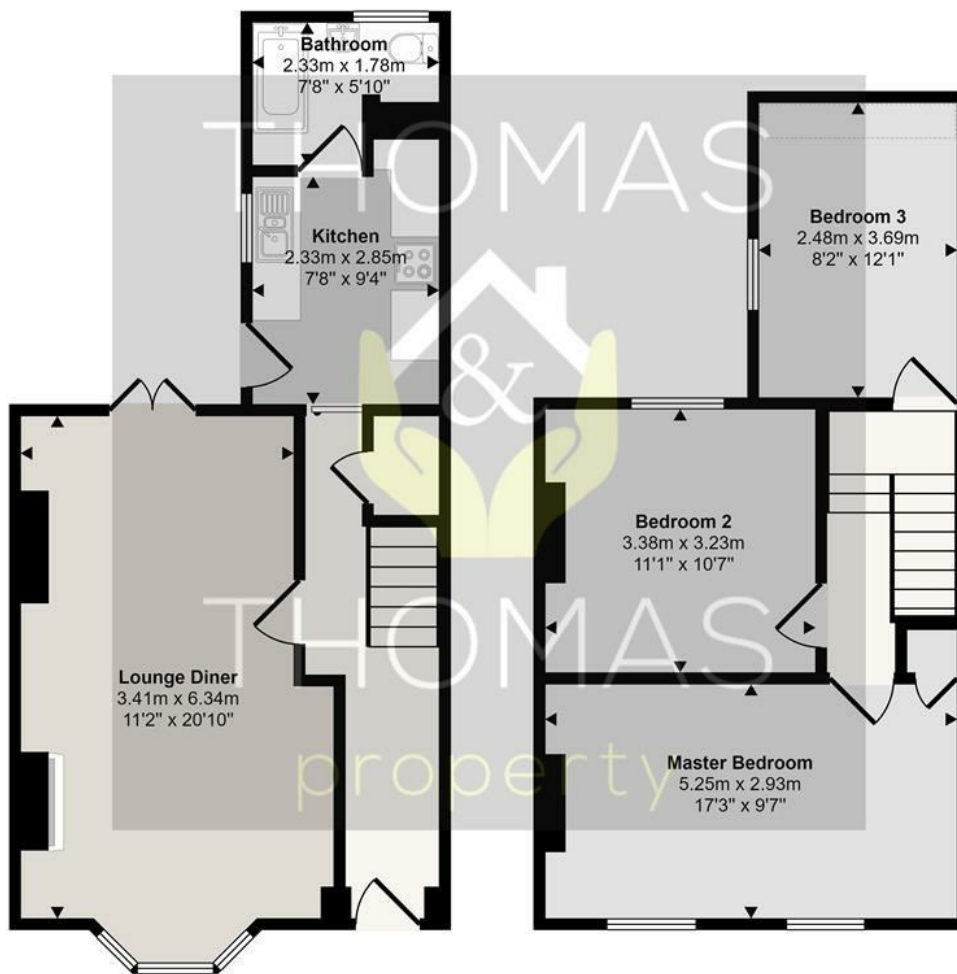
Thomas and Thomas are pleased to present this three double bedroom bay fronted family home located on the popular Linden Road.

Comprising of: Entrance hall leading through to the open plan lounge / diner with open fireplace with wood burner. There are also double patio doors leading to the garden. Downstairs you will also find the modern fitted kitchen with newly fitted double gas oven and room for all other appliances. There is also the family bathroom with shower over bath. Upstairs there are three double bedrooms, all with ample storage space.

Outside the well presented garden offers patio and grass space, To the front of the house is on road parking. Full virtual tour available!

- Three Double Bedrooms
  - Semi Detached
- Private Enclosed Garden
  - On Road Parking
  - Well Presented
- Modern Kitchen & Bathroom

Approx Gross Internal Area  
88 sq m / 946 sq ft



**Ground Floor**  
Approx 45 sq m / 488 sq ft

**First Floor**  
Approx 43 sq m / 458 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>64</b>	<b>85</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.