



Cecil Road, Linden GL1 5HS
£242,500



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• No onward chain • Three bedroom characterful semi-detached home • Extended open plan kitchen & dining room • Immaculately presented throughout • Enclosed rear garden with garden room • Potential rental income of £1,200 pcm • EPC rating C69 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027

£242,500



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

Entrance Hallway

Hallway provides access to the living room, kitchen and stairwell leading to the first floor of the property.

Living Room

Cosy living room with log burner, ideal for the winter months, and window overlooking the front aspect.

Open Plan Kitchen / Dining Room

With a sympathetic blend of both modern and characterful features, the kitchen and dining room has been extended to create the perfect setting for entertaining or spending quality family time in. The kitchen itself benefits from solid oak worktops with integrated hob, oven and Belfast sink. Breakfast bar provides further seating and separation from the dining area itself. Two large built-in storage cupboards allow for space for a free standing fridge freezer and plumbing for an automatic washing machine. Access from the dining area is also provided to a downstairs w.c whilst bi-fold doors allow an abundance of natural light into the room and access to the rear garden.

Downstairs W.C

White suite cloakroom comprises w.c., wash hand basin and window with frosted glass overlooking the rear aspect.

Landing

Spacious landing area provides access to all three bedrooms, family bathroom and to the loft above.

Bedroom One

Double bedroom with built-in wardrobes and two windows overlooking the front aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect.

Bedroom Three

Bedroom with window overlooking the rear aspect.

Bathroom

Modern white suite bathroom comprises free standing roll top bath, shower cubicle, wash hand basin with built-in storage below, w.c and heated towel rail.

Outside

To the rear, the property benefits from a spacious garden enclosed with fenced borders. Decking area provides ideal space for seating which leads to the lawn with planting either side. The garden also boasts a purpose built building to the rear benefitting from power and lighting with the potential for many uses such as home office, gym, garden or entertaining space. Gated side access leads to the front of the property.

Location

A popular location in the historic City of Gloucester, with easy access to the M5, Cecil Road is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the newly developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

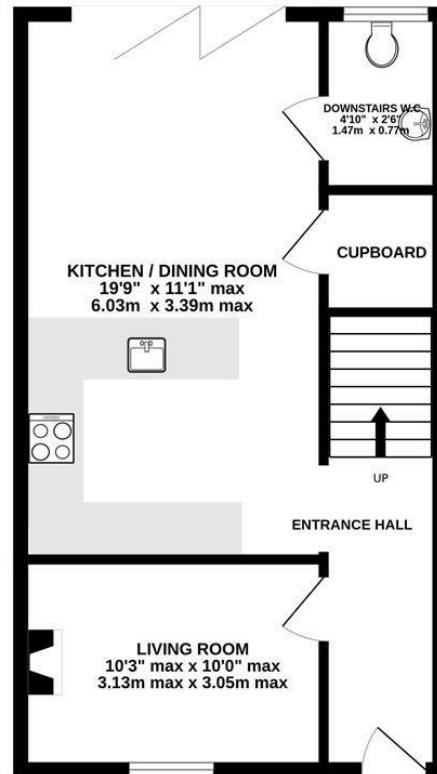
Heating: Gas central heating.

Broadband speed: Basic 10 Mbps, Ultrafast 1800 Mbps download speed.

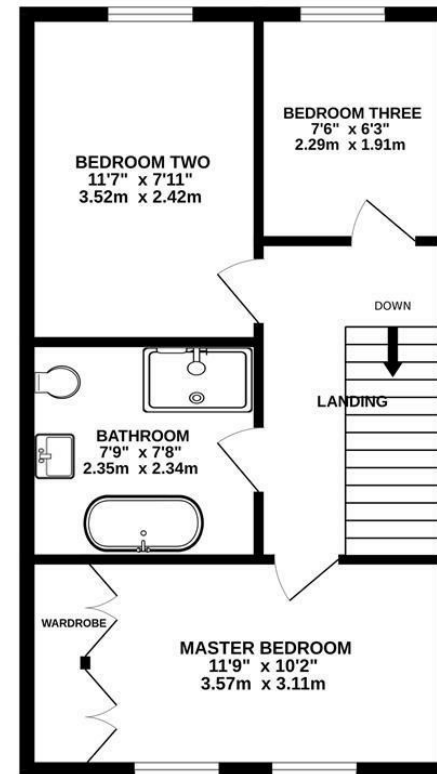
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR
478 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

