



97 Bloomfield Road
Linden, Gloucester GL1 5BP

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

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Linden, Gloucester GL1 5BP

£395,000

EXTENDED and BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM SEMI DETACHED FAMILY HOME with a 26FT FITTED KITCHEN/DINER that has bifold doors onto the patio, an EN-SUITE SHOWER ROOM and a LOVELY ENCLOSED REAR GARDEN with a WORKSHOP situated on a level plot in a convenient position.

Accommodation comprises hallway with an oak floor, cloakroom, study/family room with a bay window, 26ft fitted kitchen with built in appliances, lounge with a former open fireplace, utility room, bedroom one with its en-suite shower room and walk in wardrobe, 18ft bedroom two, bedroom three, bedroom four and the bathroom with a modern white suite.

Outside at the front you have a gravel driveway and a front garden that is laid to lawn.

Around to the rear of the property there is a lovely enclosed garden with a large patio, lawn with flower borders and a 16ft workshop.

Linden has ease of access into Gloucester City Centre which has brand name stores, large retail outlets, fashion shops and the indoor Eastgate shopping precinct. There's also a variety of shops, restaurants, wine bars and pubs to suit all tastes. Sporting facilities include a Leisure Centre, Local football and Rugby clubs and a Country club with its own golf course and ski centre.

Gloucester Quays Designer Outlet is new to Gloucester and can be located close to the Historic Docks, here you will find Food, Drink, Cinema, National Waterways Museum, Antiques Centre and a Hotel.



Double glazed front door with leaded lights leads into:

ENTRANCE AREA

Cloaks hanging space, solid oak flooring, upvc double glazed window to side elevation, opening into:

ENTRANCE HALLWAY

Stairs leading off, vertical radiator, solid oak flooring.

CLOAKROOM

5'2 x 3'8 max (1.57m x 1.12m max)

White suite comprising low level w.c., wash hand basin with a mixer tap, tiled splashback and cupboard below, heated towel rail, tiled floor, extractor fan.

STUDY/FAMILY ROOM

14'9 x 9'6 max (4.50m x 2.90m max)

Vertical radiator, upvc double glazed bay window to front elevation.

OPEN PLAN KITCHEN/DINER

26'10 x 12'5 max (8.18m x 3.78m max)

Base and wall mounted units, solid oak worktops, built in electric double oven, induction hob and extractor hood, built in dishwasher, cupboard housing the gas fired combination boiler, breakfast bar, vertical radiator, downlighters, solid oak flooring, space for table and chairs, single radiator, upvc double glazed window and bifold doors to rear elevation onto the patio, opening into:

LOUNGE

15'4 x 10'4 max (4.67m x 3.15m max)

Former open fireplace currently boarded with a hardwood surround and tiled hearth, solid oak flooring, tv point, double radiator, two upvc double glazed windows to front elevation.

UTILITY ROOM

6'6 x 3'2 (1.98m x 0.97m)

Base units, laminated worksurface, single drainer stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, extractor fan.

From the entrance hallway stairs lead to the first floor.





LANDING

Access to partially boarded loft space with lighting via a pull down ladder, single radiator.

BEDROOM 1

11'4 x 10'4 max (3.45m x 3.15m max)

Former open fireplace with an ornate cast iron surround and tiled hearth, wall light, traditional style radiator, tv point, two upvc double glazed windows to front elevation, through to:

EN-SUITE SHOWER ROOM

5'7 x 5'3 (1.70m x 1.60m)

Corner shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, tiled splashback and drawers below, chrome heated towel rail, partially tiled walls, downlighters, extractor fan.

WALK IN WARDROBE

5'19 x 4'4 (1.52m x 1.32m)

Hanging space, shelving, upvc double glazed window to front elevation.

BEDROOM2

18' x 8' max (5.49m x 2.44m max)

Double radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3

11'9 x 9'9 max (3.58m x 2.97m max)

Single radiator, upvc double glazed window to front elevation.

BEDROOM 4

10'10 x 9'4 max (3.30m x 2.84m max)

Double radiator, upvc double glazed window to rear elevation overlooking rear garden and surrounding area.

BATHROOM

8'9 x 7'2 (2.67m x 2.18m)

Modern white suite comprising bath with a mixer tap and showerhead attachment, low level w.c., wash hand basin with a mixer tap. tiled splashback and drawer below, separate shower enclosure and unit, heated towel rail downlighters, extractor fan, upvc double glazed window to rear elevation.



OUTSIDE

At the front there is a garden which is laid to lawn with a flower border, hedgerow and a gravelled driveway providing off road parking.

At the side there is a wooden built gate leading to the lovely enclosed rear garden with a large paved patio, lawn, well stocked flower borders, bushes, trees and a:

WOODEN BUILT WORKSHOP

16'7 x 11'6 max (5.05m x 3.51m max)

Power, lighting, double doors to front elevation, windows to front and side elevations.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: B

Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE

Freehold.





VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From our Gloucester office, head along Windsor Drive towards Grange Road. Turn left onto Grange Road. At the roundabout take the second exit onto Epney Road, following round until the lights. Go straight over at the lights following the road around onto Podsmead Road. Follow this road to the end and at the lights continue straight over onto Wilton Road. At the end of this road, turn right onto Linden Road and then immediately left onto Balfour Road and then again immediately left onto Bloomfield Road where the property can be located.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR

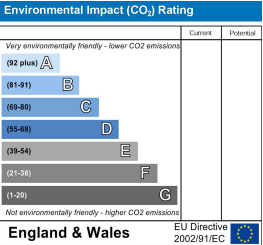
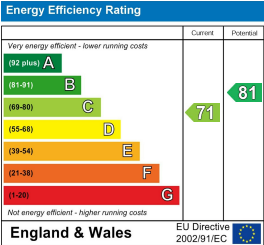


1ST FLOOR



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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27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk

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