



22 Robinhood Street, Linden, Gloucester. GL1 5PP.

2VTE2

A fully-refurbished three bedroom terraced house situated on a no-through road.

Impeccably presented, the accommodation comprises of hallway, lounge/diner, brand new kitchen, brand newly fitted bathroom and three bedrooms.

Benefits include being newly decorated and carpeted throughout, gas central heating & an enclosed rear garden, approximately 60 foot in length.

Available with no onward chain.



Guide Price: £135,000

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Directions: Leave Gloucester City Centre via Southgate Street/A4301. Carry on on to Bristol Road. Robinhood Street is the fourth turning on the left and number 22 can be found on the right hand side.

Entrance: Via wooden main entrance door with flared opaque fan light to:

Hallway: 3.12m deep x 0.8m wide

Ceiling coving. Multi-paned opaque door to:



Lounge/Diner: 6.49m x 4.07m

Double-glazed windows to front & rear aspect. Two radiators. Ceiling coving. Stairs to first floor. Glazed multi-paned opaque door to:

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Kitchen: 2.95m x 2.07m

Range of new wall & base units. Built-in stainless steel gas hob with stainless steel extractor over. Built-in stainless steel oven & grill. Stainless steel circular bowl sink & drainer unit with mixer tap over. Appliance spaces. Tiled splashbacks. Window to side aspect. Opaque glazed door to:

Rear Hallway: 0.87m x 2.07m

Door to rear garden. Storage cupboard. Door to:



Bathroom: 1.79m x 2.07m

Opaque window to side aspect. New white suite comprising of panelled bath with tiled surround, mixer shower over with glass screen, pedestal wash-hand basin & close-coupled W.C. Tiled flooring. Chrome towel rail.

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Landing: Doors to Bedrooms. Loft access hatch.

Bedroom One: 3.15m x 4.13m

Window to front aspect. Feature fireplace. Radiator.



Bedroom Two: 3.30m x 2.26m

Double glazed window to rear aspect. Radiator.

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Bedroom Three: 3.30m x 2.26m

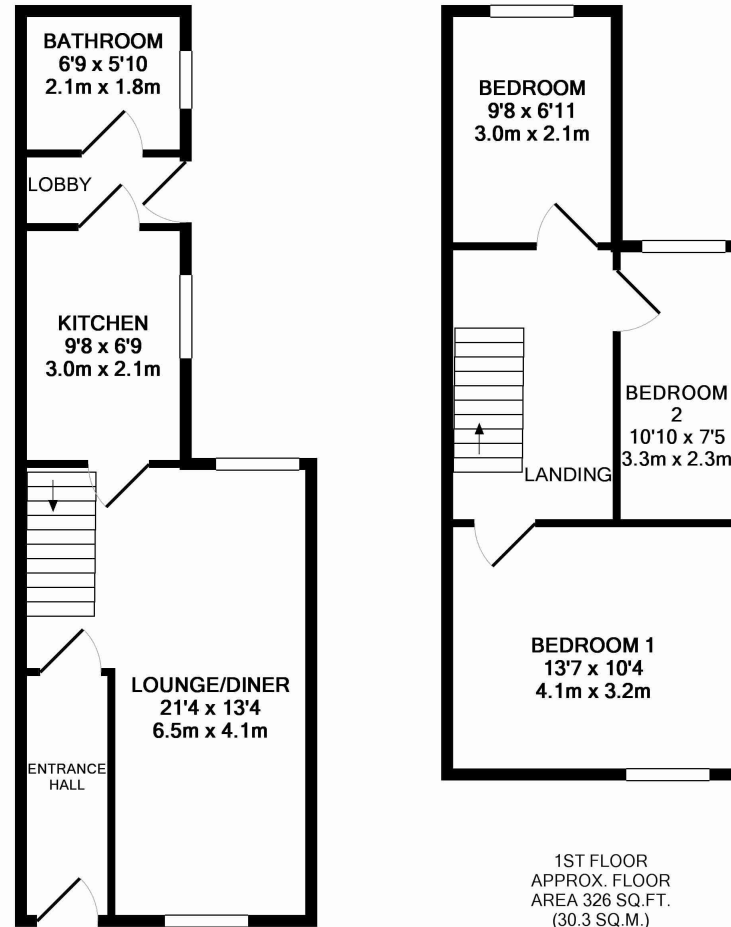
Double-glazed window to rear. Radiator.

Rear Garden: Approximately 18m long. Bound by new fencing. Rear gate. Laid to lawn & hardstanding.



Tenure: Freehold

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GROUND FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewing:

By prior appointment through Young & Gilling Ltd, 3 Crescent Terrace, Cheltenham, GL50 3PE.

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Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fittings, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

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Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.

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