



## 205 Linden Road, Gloucester, GL1 5DU

Asking Price £650,000

### Exceptional 6-Bedroom Property with En-Suite Facilities – Ideal for Care Home or HMO Use

An outstanding opportunity to acquire a spacious and versatile property, perfectly suited for use as a care facility, supported living accommodation, or HMO investment.

This substantial residence boasts six generously sized bedrooms, each complete with its own en-suite shower room, ensuring maximum privacy and comfort for residents. Designed with safety and compliance in mind, the property is fully equipped with a comprehensive fire alarm system, emergency lighting, emergency call points in each bedroom, low surface radiators and fire doors throughout.

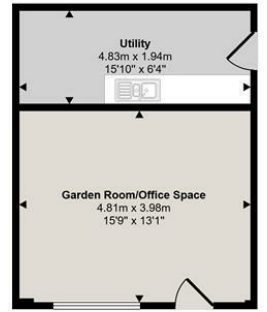
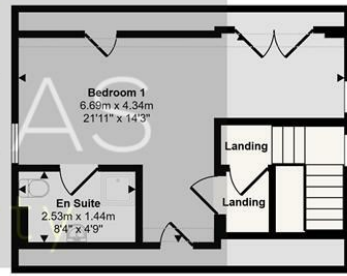
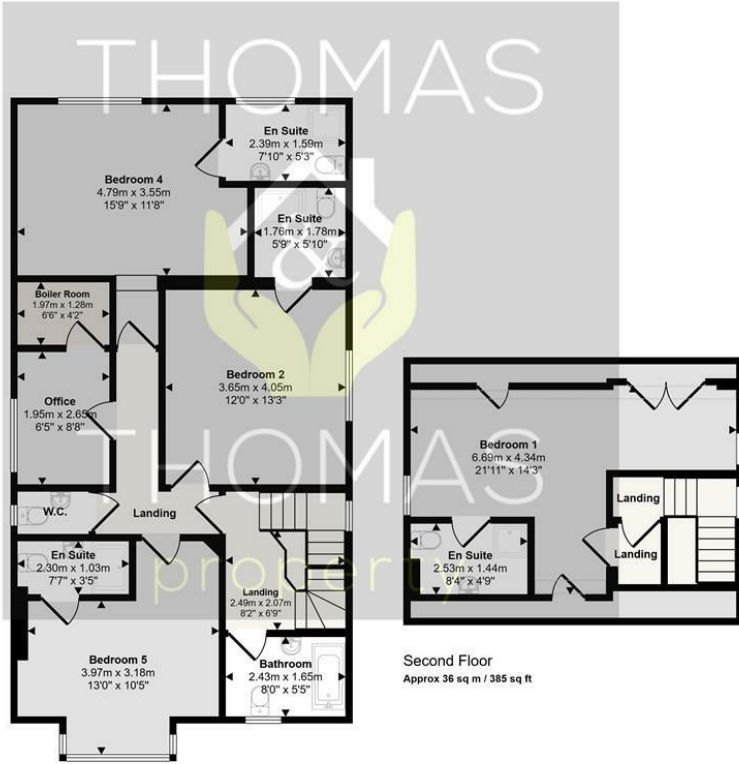
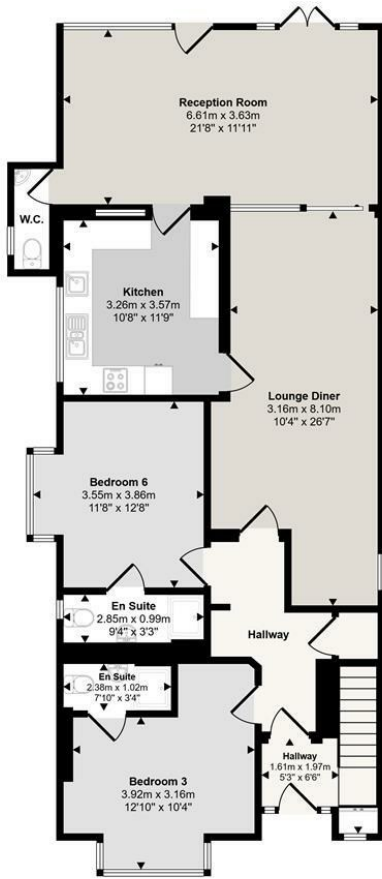
Offering vast and highly adaptable accommodation, the layout provides excellent potential for communal living, with ample space for shared lounge, kitchen, or dining areas. Whether you're seeking to establish a boutique care home, supported housing unit, or a fully licensed HMO, this property presents a rare and ready-made opportunity.

Set in a desirable location with good access to local amenities and transport links, this is a turnkey property

- Six double bedrooms, all with private en-suite shower rooms
- Fully compliant with fire safety regulations
- Emergency lighting and fire doors installed
- Ideal for use as a care home, supported living, or HMO
- Flexible layout with scope for communal areas
- Excellent investment potential



Approx Gross Internal Area  
267 sq m / 2869 sq ft



Ground Floor  
Approx 115 sq m / 1234 sq ft

First Floor  
Approx 87 sq m / 935 sq ft

Second Floor  
Approx 36 sq m / 385 sq ft

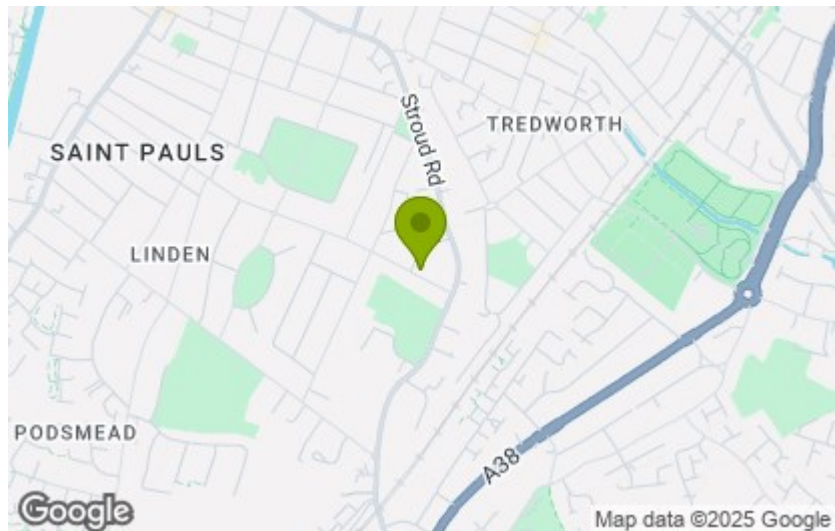
Outbuildings  
Approx 29 sq m / 315 sq ft

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) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 62      | 77        |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| 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.

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