



5 Balfour Road, Gloucester, GL1 5QG

£1,250 Per Month

Situated in a convenient central location in the popular area of Linden, Gloucester, this fully renovated two-bedroom property offers modern, comfortable living with a fantastic range of features.

The accommodation comprises an entrance hall, a spacious lounge, a second reception room ideal for use as a dining area, a brand-new kitchen, a downstairs WC and a small conservatory, providing additional versatile space.

Upstairs, the property offers two bedrooms, and brand new bathroom suite, with separate shower cubicle.

Externally, the property benefits from a gravelled garden, offering a low-maintenance outdoor space, along with convenient side access.

Ideally located close to local shops, amenities and transport links, this property combines modern interiors with the convenience of central living.

Early viewing is highly recommended to appreciate all this property has to offer.

- Fully Renovated
- Two Bedrooms
- Downstairs WC
 - Garden
 - Linden
- Available Now

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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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