

TG

SALES & LETTINGS



Lysons Avenue, , Gloucester
Gloucestershire GL1 5QF

£215,000

- TWO BEDROOMS
- SEMI-DETACHED
- UPSTAIRS BATHROOM
- TWO RECEPTION ROOMS
- DOWN STAIRS CLOAKROOM
- GAS CENTRAL HEATING
- UPVC WINDOWS
- IDEAL LOCATION

The Property

****A WELL-PRESENTED, TWO-BEDROOM SEMI-DETACHED HOME****

TG Sales & Lettings are excited to offer FOR SALE this LOVELY TWO-BEDROOM HOME situated in the ever-popular area of Linden, which is close to Gloucester Quays, where you will find an abundance of shops, restaurants, and other local amenities.

The property is presented in good condition throughout and is available for viewings now.

Access is via an entrance hallway with an original tiled floor, to the front is a good-sized lounge, step further back into the dining room, which has an under-stairs cupboard providing practical storage, with the benefit of French doors leading into the garden. There is a modern fitted kitchen further to the rear, a cloakroom and additional access to the rear garden. On the first floor, you will find two good-sized bedrooms and a modern bathroom with a bath and separate shower.

To the rear is a low-maintenance garden with side access, lawn, and patio area. This is a great home, and internal viewing is highly recommended.



Situation

Situated in the popular location of Linden with excellent links to the City Centre. Linden boasts a wealth of local amenities including doctors, dentist, a range of local stores, Linden Primary School and the nearby Ribston Hall High School. The City Centre is approximately a mile away, where you can unlock all the benefits of City Centre living. Gloucester continues to grow with the Gloucester Quays development, being a very popular lure to the City. The public transport links run a regular service throughout the City and Gloucester Railway Station links to Cheltenham, Stroud and Bristol. With regular trains running to London Paddington taking approximately two hours. The M5 motorway provides excellent access travelling Northbound and Southbound.

Directions

SATNAV postcode GL1 5QF

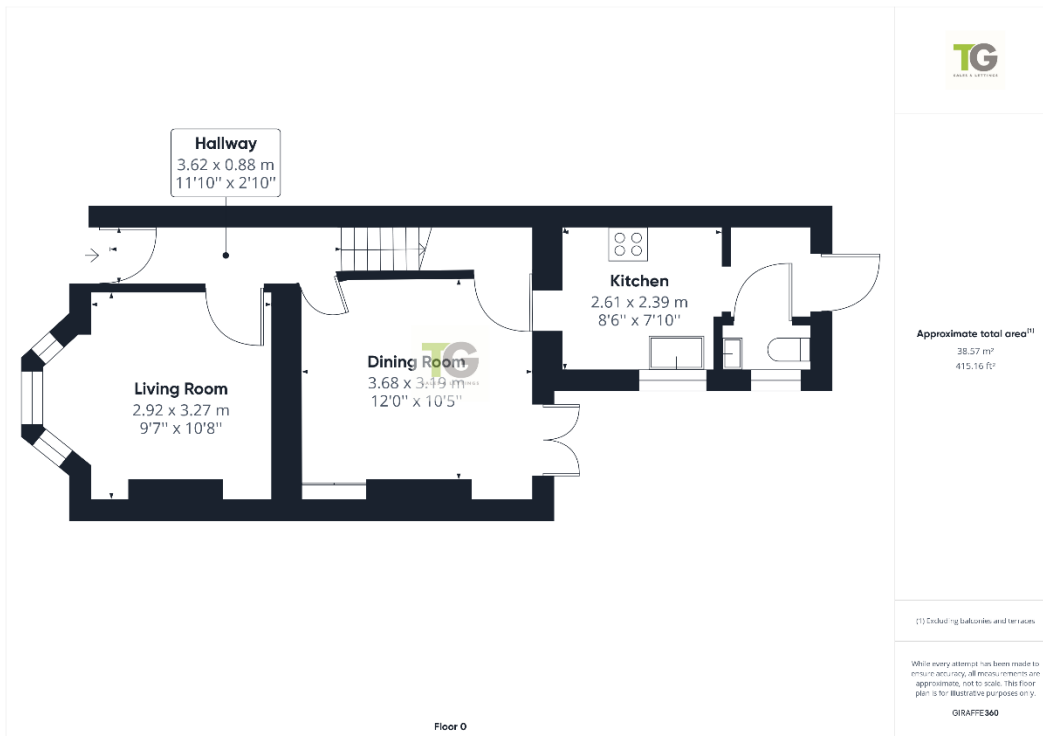
Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band B





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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