



59 Lyneham Drive, Gloucester, GL2 2AW

Asking Price £230,000

Thomas and Thomas are pleased to bring to the market this very well presented home located in Kingsway, overlooking green space, and offered to the market **CHAIN FREE**.

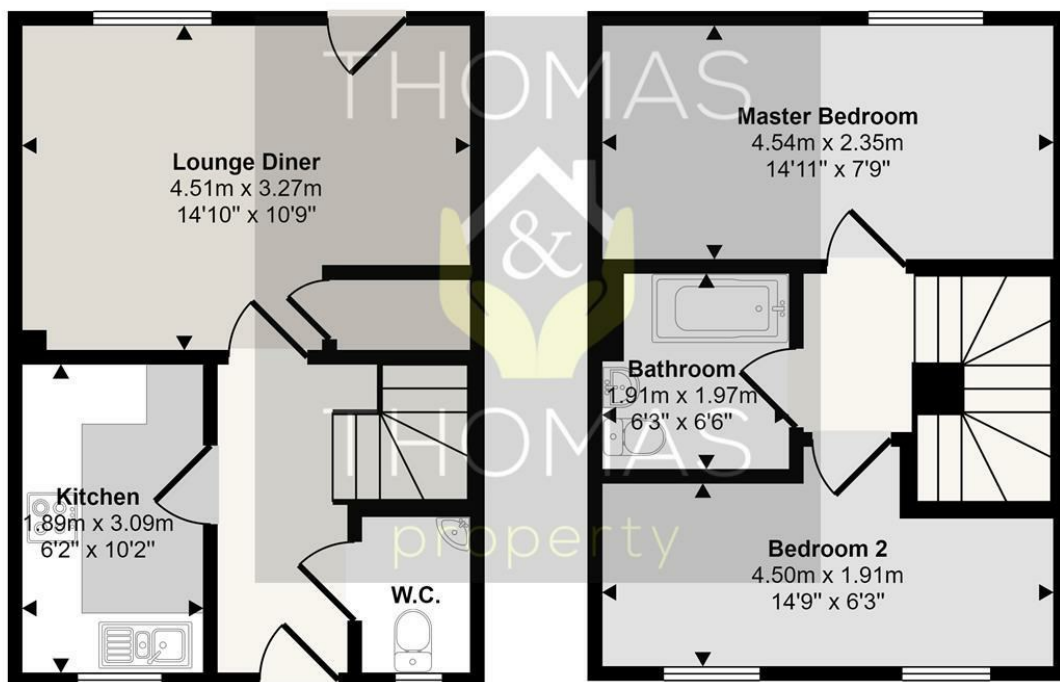
Comprising of: Spacious entrance hall with WC, leading to the well equipped kitchen with free standing appliances. The the rear of the property is the lounge / diner with ample space for a table. There are patio doors opening on to the private enclosed low maintenance garden. The garden also offers a secure parking space with double gates.

Upstairs there are two good sized double bedrooms with space for freestanding wardrobes and finally a family bathroom with shower over bath.

This property would make the ideal first home, please have a look around our virtual tour and call today to arrange your viewing!

- Chain Free
- Two Double Bedrooms
- Off Road Parking
- Ideal First Home
- Lounge / Diner
- Low Maintenance Garden

Approx Gross Internal Area
59 sq m / 637 sq ft



Ground Floor
Approx 30 sq m / 318 sq ft

First Floor
Approx 30 sq m / 319 sq ft

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			90
(81-91) B			
(69-80) C		76	
(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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