



Lyneham Drive, Quedgeley GL2 2AW
£200,000



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• Two bedroom mid-terraced house • Immaculately presented throughout • Separate kitchen & living area • Private & enclosed rear garden with parking for one vehicles • Ideal first time buy or investment opportunity • EPC Rating C77 • Potential rental income of £1000pcm • Gloucester City Council - Tax Band B (£1662.93 per annum 2024/2025)



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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£200,000

Entrance Hallway

Hallway provides access to the kitchen, living room, downstairs W.C and stairwell leading to the first floor.

Kitchen

The kitchen itself boasts ample worktop space and storage space alongside plumbing for an automatic washing machine as well as an integrated four ring gas hob and electric oven.

Living Room

Spacious living room, with window overlooking the rear aspect. Door provides access to the garden.

Downstairs W.C

Cloakroom comprising of w.c, wash hand basin and window with frosted glass overlooking the front aspect.

Landing

Landing area provides access to both bedrooms, bathroom and to the loft above.

Bedroom One

Double bedroom with window overlooking the rear aspect.

Bedroom Two

Double bedroom with window overlooking the front aspect.

Bathroom

White suite bathroom comprising of w.c, wash hand basin, bath with shower attachment over.

Outside

Private and enclosed, the rear of the property benefits from a rear garden with both lawned and patio areas. The garden also provides secure gated off-road parking area for one vehicles.

Location

Lyneham Drive is situated in the popular residential area of Kingsway which provides residents with the large superstore chain Asda, doctors surgery, public eating houses alongside nursery and primary education. With various green areas, open parks spaces and mixed games courts, the area is popular with young families and professionals having close connection to the M5 leading to Bristol in the south or Birmingham in the north.

Material Information

Tenure: Freehold

Council tax band: Gloucester City Council - Tax Band B (£1662.93 per annum 2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

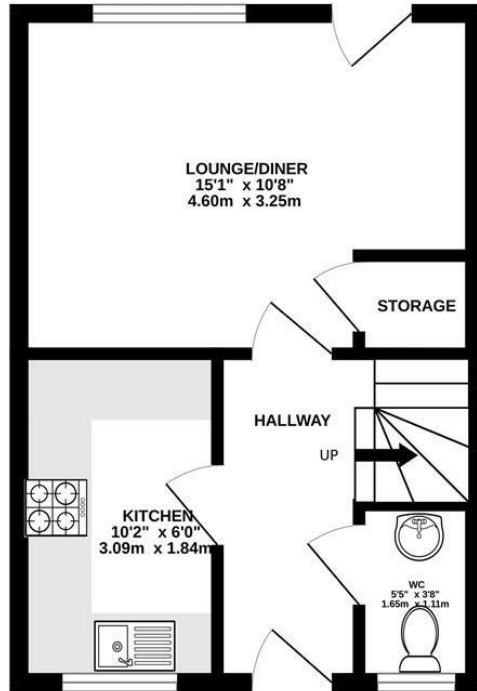
Heating: Gas Central Heating

Broadband speed: Standard 15 Mbps, Superfast 65 Mbps, Ultrafast 1000 Mbps - Highest available download speed

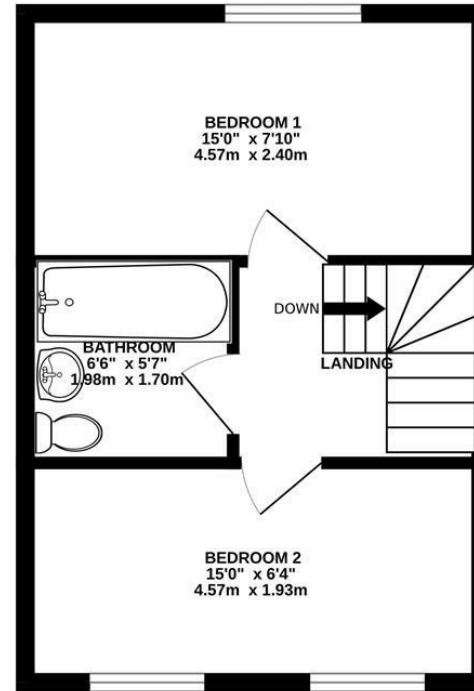
Mobile phone coverage: O2



GROUND FLOOR



1ST FLOOR



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