



**Lyconby Gardens, Shirley**

**£325,000**

*A terrific chance to purchase this attractive ground floor two double bedroom maisonette with a large private garden situated in a popular location close to the popular Orchard schools group Benefits include gas central heating, fitted kitchen, modern bathroom, long lease, low outgoings, no chain & a GARAGE.*

*Lease: 130 years remaining  
Service charge: Share of costs  
Ground rent  
Council tax band C  
EPC Rating D*



# Lyconby Gardens, Shirley

Front



Bedroom 2 10'2" x 8'10" (3.10 x 2.70)



Reception 15'1" x 12'9" (4.6 x 3.9)



Kitchen 4.30 x 2.50



Bedroom 1 12'9" x 11'9" (3.90 x 3.60)



Diner 14'1" x 8'2" (4.30 x 2.50)



## *Lyconby Gardens, Shirley*

**Shower Room 7'2" x 5'2" (2.20 x 1.60)**



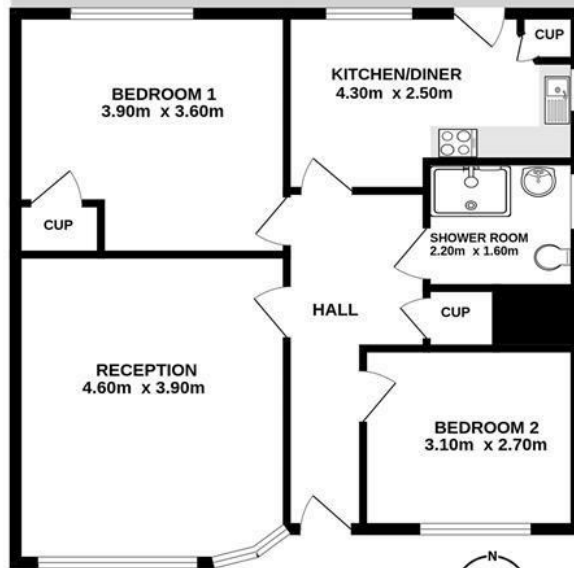
**Back**



**Buyers Guide**



GARDEN  
(approx)  
11m x 10m



GROUND FLOOR  
711 sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



