



16, Lysander Court, Churchdown, Gloucester, Gloucestershire, GL3 2TS

£215,000





## THE PROPERTY

Chosen Estate Agents are thrilled to be bringing this lovely two bedroom end terrace home to the market, positioned on a charming cul-de-sac in Churchdown!

The internal accommodation comprises kitchen, generous living room with sliding doors to the garden, two sizeable bedrooms, and family bathroom.

Externally, there is a front garden, an enclosed rear garden with a side gate providing rear access, and two off road parking spaces.

Offered with no onward chain, this really would make a brilliant first time purchase.

Alternatively, the previous tenant was paying £1000 per calendar month, making this a fantastic buy to let opportunity!

Agents Note.

Freehold.

EPC Rating: C74


Tewkesbury Borough Council Band: B

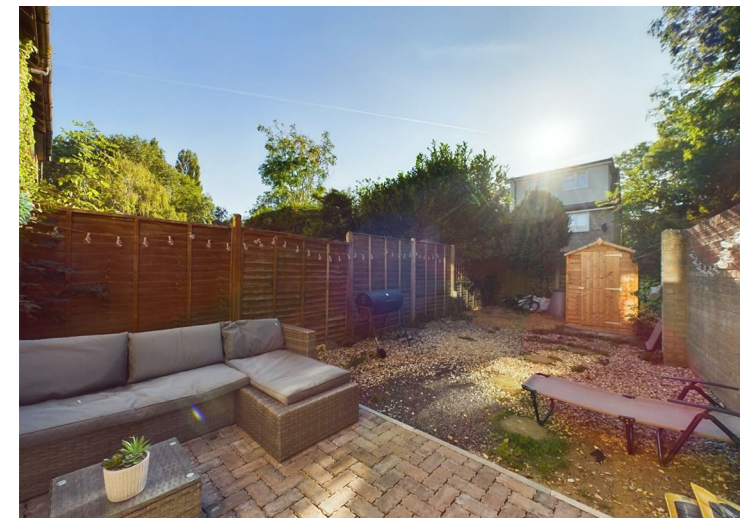
Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

- Two Bedroom End Terrace
- Cul-De-Sac Location
- Great Buy To Let Investment
- Off Road Parking
- Enclosed Rear Garden
- No Onward Chain
- EPC Rating: C74
- Council Tax Band: B

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

550.14 ft<sup>2</sup>

Reduced headroom

17.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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