



**54 The Lawns, Gloucester, GL4 5YY**

**Asking Price £340,000**

The Lawns is a well-presented street set within the popular Abbeymead area of Gloucester, offering a fantastic opportunity. Situated in a quiet residential setting, the property benefits from a convenient location with easy access to local amenities, reputable schools, and excellent transport links. The accommodation is thoughtfully arranged, providing bright and spacious living areas designed for modern living.

Briefly comprising of: Entrance hall leading to the two well proportioned bedrooms both with built in storage. The modern bathroom is large in size with walk in shower and storage cupboard.

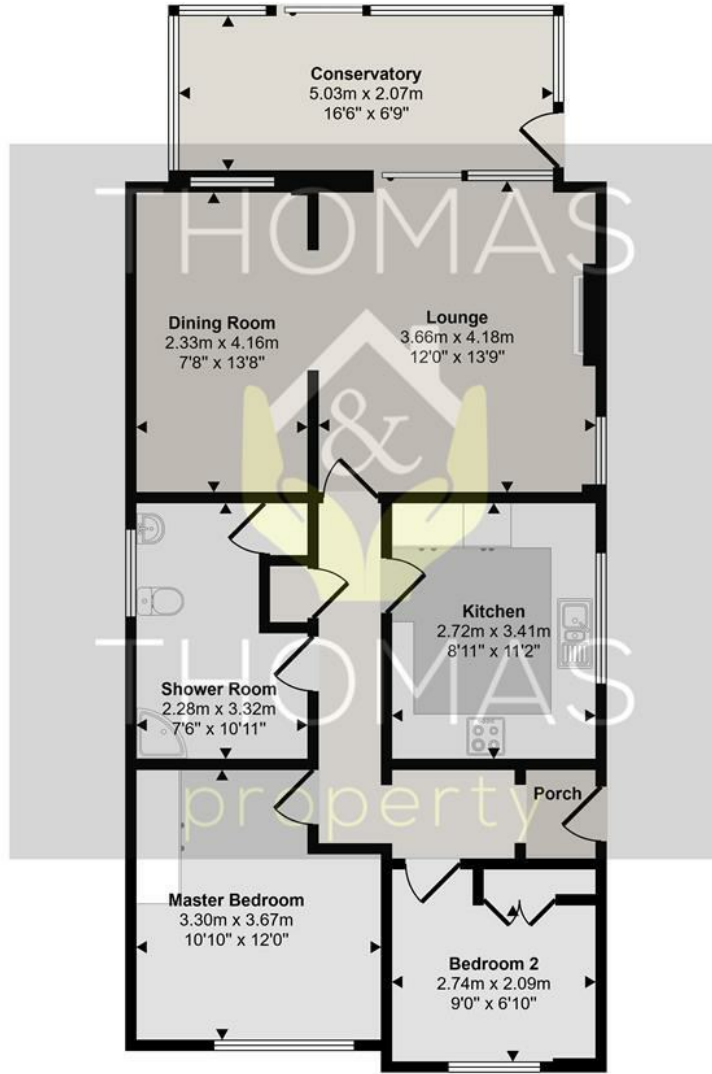
The kitchen, fitted only 18 months ago, is equipped with all built in appliances and ample cupboard space as well as a small breakfast bar. To the back of the property is the living space, with a good sized lounge and separate dining space, perfect for family life.

The current owner added the additional conservatory to the back of the property, creating another reception room, perfect for those summer months, overlooking the low maintenance tiered garden.

The property further benefits from off road parking for two or more cars as well as a garage.

- Detached bungalow
- Driveway parking and garage
- Modern kitchen & bathroom
- Lounge & separate dining room
  - Conservatory
- Low maintenance garden

Approx Gross Internal Area  
84 sq m / 899 sq ft



Floorplan

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			
(81-91) B			
(69-80) C			
(55-68) D		64	74
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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