



**55 Lynton Road, Gloucester, GL3 3HX**

**Asking Price £325,000**

Offered to the market with no onward chain, this spacious four bedroom property is situated in a highly sought-after location in Hucclecote, conveniently positioned close to local amenities, schools, and nearby playing fields.

The accommodation offers excellent potential for a purchaser looking to modernise and create a home tailored to their own tastes and requirements. Arranged over three floors, the property provides generous and flexible living space, including a converted loft space currently used as a bedroom and an en-suite shower room, ideal for guests, a growing family, or those seeking additional privacy. (Please note that we cannot confirm that building regulations have been approved)

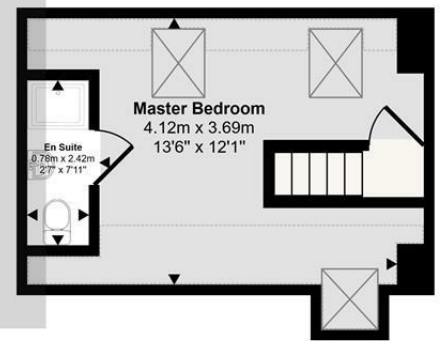
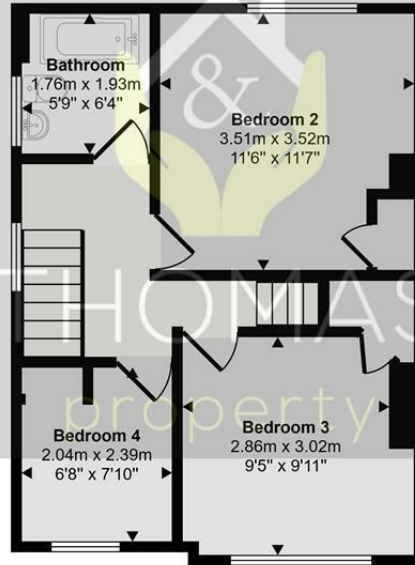
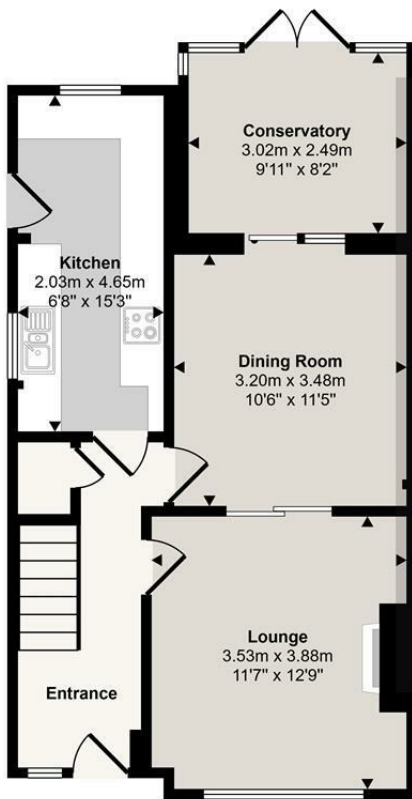
Externally, the property benefits from a good-sized rear garden, providing ample space for outdoor entertaining, family activities, or future landscaping projects. A garage offers valuable storage and parking facilities.

With its desirable location, four-bedroom layout, and significant scope for improvement, this property represents an excellent opportunity for families, investors, or buyers seeking a home with potential in one of Hucclecote's most popular residential areas.

Early viewing is highly recommended to appreciate the accommodation and potential on offer.

- Four bedrooms
- Loft room
- In need of modernisation
- Driveway parking
- Garage
- Chain free

Approx Gross Internal Area  
115 sq m / 1237 sq ft



Ground Floor  
Approx 53 sq m / 571 sq ft

First Floor  
Approx 41 sq m / 437 sq ft

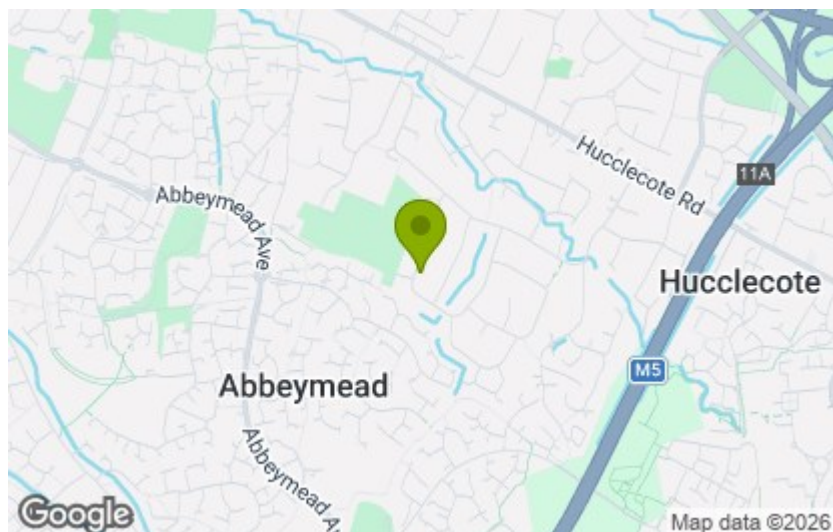
Second Floor  
Approx 21 sq m / 229 sq ft

Denotes head height below 1.5m

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                                   |         |           |
| (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                                         |         |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.