



16 Lysander Court

Churchdown, Gloucester, GL3 2TS

£225,000



Murdock & Wasley Estate Agents are delighted to present to the market this well-presented two-bedroom end-of-terrace property, ideally situated in a sought-after location within close proximity to a range of local amenities and excellent transport links.

Offered to the market with no onward chain, the property offers well-proportioned, comprising a welcoming entrance, a fitted kitchen and a spacious lounge/diner, providing an ideal setting for both everyday living and entertaining. Upstairs, are two double bedrooms and a bathroom.

Externally, the property benefits from a fully enclosed, low-maintenance rear garden, offering a pleasant outdoor space to enjoy throughout the warmer months with off road parking for two vehicles within a quiet cul-de-sac

Early viewing is highly recommended to fully appreciate what this property has to offer. Contact us today on 01452 682952 to arrange your appointment.



Entrance Hall

Accessed via upvc double glazed door, radiator, archway to:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, space for washing machine and fridge freezer, integral oven/grill with four ring gas hob and extractor hood over. Partly tiled walls, laminate flooring, Glow-Worm combination boiler, front aspect upvc double glazed window.

Lounge/Diner

Tv point, power points, space for dining table, radiator, coving, rear aspect upvc double glazed sliding door to the garden.

Landing

Power point, access to loft space via hatch. Doors lead off.

Bedroom One

Power points, radiator, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, vanity wash hand basin with mixer tap over and storage beneath, panelled bath with electric shower over. Fully tiled walls, radiator, laminate flooring.

Outside

To the front of the property, lawn sides a paved path leading to the front door. A block paved area provides off road parking for one vehicle.

A wooden gate provides convenient side access to the rear garden. An additional allocated parking space to the side offers added convenience for guests or those with multiple vehicles.

The rear of the property features a fully enclosed rear garden, with decorative stone and a block paved patio, providing the perfect low maintenance space all year round.

Tenure

Freehold.

Local Authority

Tewkesbury Borough Council

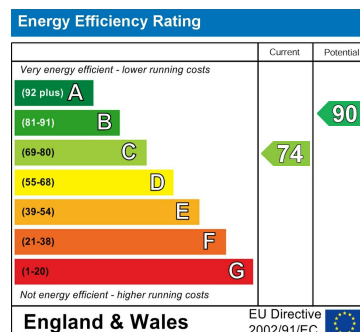
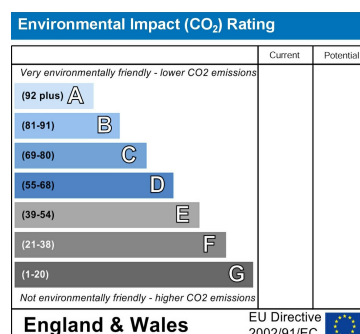
Tax Band: B

Services

Mains water, gas, electricity & drainage.

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

