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Lysons Avenue, Gloucester
Gloucestershire GL1 5QE

£135,000

- TWO BEDROOMS
- COACH HOUSE
- WELL PRESENTED
- ELECTRIC HEATING
- UPVC WINDOWS
- NO ONWARD CHAIN

The Property

TG Sales are delighted to bring to the market this well-presented first-floor coach house, ideally situated in the heart of Linden. Within walking distance of Gloucester Quays and the city centre, and conveniently close to local amenities, this property offers both comfort and convenience.

The accommodation comprises a welcoming entrance hall, two bedrooms and a lounge to the front aspect, with a modern kitchen and a three-piece white bathroom suite to the far side of the property. Well-presented throughout, the property could make an ideal first-time buy or potential investment. Allocated parking is available behind a communal gated courtyard.

Further benefits include UPVC double glazing, modern electric heaters and allocated parking spaces.

Offered with NO ONWARD CHAIN!



Situation

Situated in the popular location of Linden with excellent links to the City Centre. Linden boasts a wealth of local amenities including doctors, dentist, a range of local stores, Linden Primary School and the nearby Ribston Hall High School. The City Centre is approximately a mile away, where you can unlock all the benefits of City Centre living. Gloucester continues to grow with the Gloucester Quays development, being a very popular lure to the City. The public transport links run a regular service throughout the City and Gloucester Railway Station links to Cheltenham, Stroud and Bristol. With regular trains running to London Paddington taking approximately two hours. The M5 motorway provides excellent access travelling Northbound and Southbound.

Tenure Leasehold Leasehold Information: 999 years from 1st January 1989

Service Charge: Approximately £ 1271 per annum

Share of freehold

Local Authority Gloucester

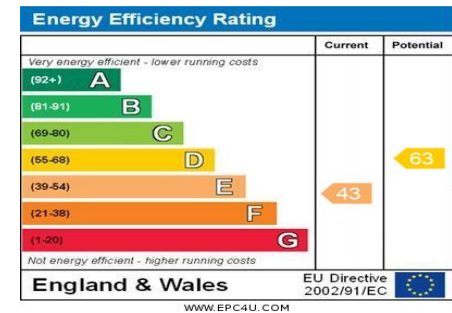
Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band A





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