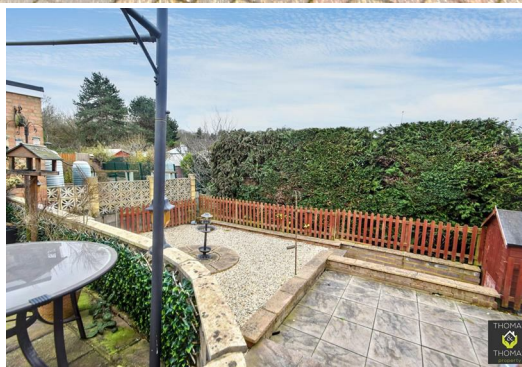




54 The Lawns, Gloucester, GL4 5YY

Offers Over £325,000

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.

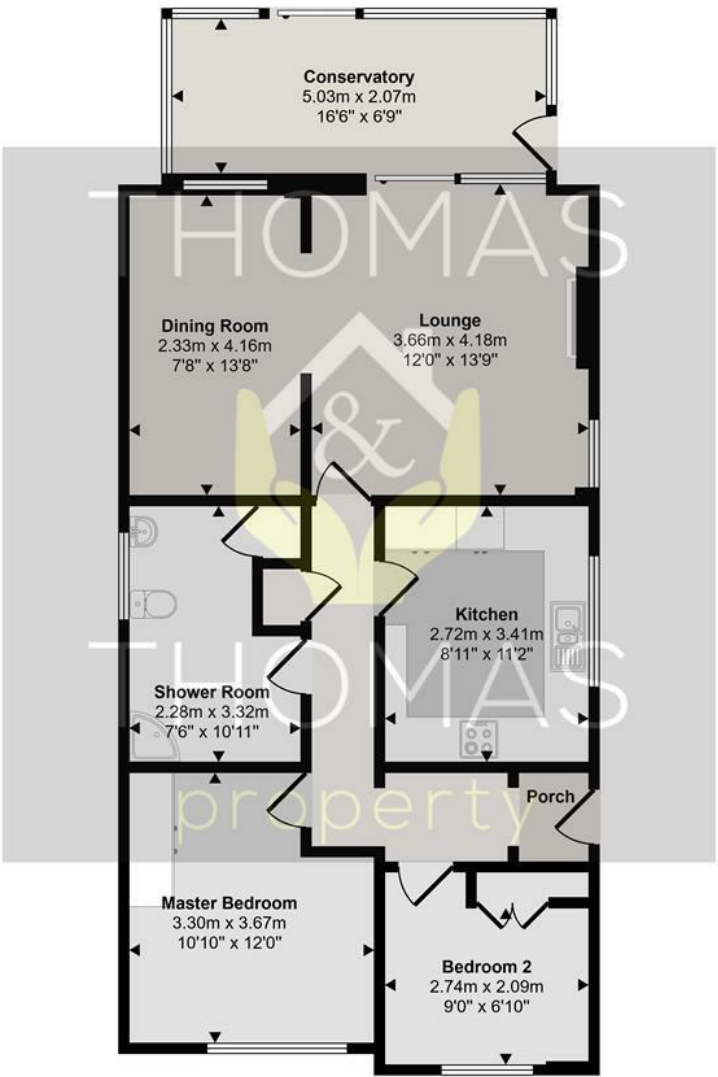
The kitchen, fitted only 18 months ago, is equipped with all built in appliances and ample cupboard space as well as a small breakfast bar. To the back of the property is the living space, with a good sized lounge and separate dining space, perfect for family life.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	74
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 firms employment has the authority to make or give any representation or warranty in respect of the property.