Murdock & Wasley
ESTATE AGENTS



3C Lysons Avenue

Gloucester, GL1 5QE

Offers in excess of £95,000

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Murdock & Wasley Estate Agents are delighted to welcome to the open market this one bedroom first floor maisonette situated in a popular and convenient location close to the city centre and vibrant docklands. In need of modernisation the property is offered for sale with no onward chain, the property represents an excellent opportunity for first-time buyers or buy-to-let investors seeking a convenient and low-maintenance home.







Entrance Hall
Accessed via wooden door, power points, storage heater, doors leading to:

Bedroom
Power points, built in storage cupboard, electric storage heater, rear aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with shower over, low level wc, pedestal hand wash basin, partly tiled walls.

Kitchen/Living Area
Kitchen- Range of wall, base and drawer mounted units, roll top work surface, sink unit with separate taps over. Appliance points, power points, space for oven, washing machine and fridge/freezer.

Living area- Power points. electric storage heaters, front aspect upvc double glazed window.

Outside
Outside there is an allocated parking space right outside the front of the property which is accessed via secure gates off Lysons avenue.

Services
Mains water, electricity and drainage.

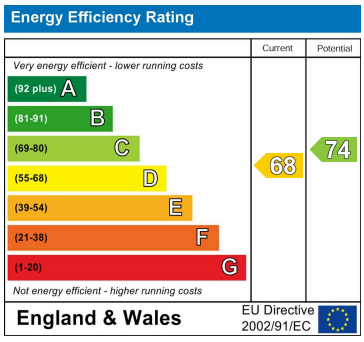
Tenure and Charges
Leasehold
999 Years from 27th October 1989

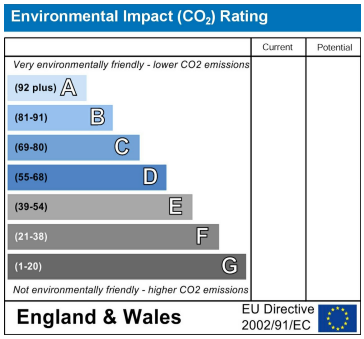
Ground Rent & Service Charge £1308 a year. This includes Ground Rent, Buildings Insurance, maintenance of buildings and communal areas

Local Authority
Gloucester City Council
Council Tax Band: A

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 firms 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.

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