



34 Lysons Avenue

Linden, Gloucester, GL1 5QF

Guide price £270,000



A great opportunity to acquire this three bedroom semi detached family home on Lysons Avenue, this extended property offers spacious living accommodation throughout, perfect for a family home.

The property comprises of, lounge, Kitchen and dining room downstairs, with three bedrooms and family bathroom upstairs, this home also benefits from a loft room.

Outside the property has an enclosed rear garden with storage to the side of the house.



Lounge

Accessed via a UPVC Double glazed door, power points, radiator, double glazed UPVC window with front aspect, frosted window to the side, stairs leading to the first floor, door leading to kitchen.

Kitchen

Power points, radiator, Range of base, drawer and wall mounted units, single sink unit with dual tap over . Appliance points, space for cooker, with extractor hood over, space for dishwasher, washing machine and fridge/freezer. Partly tiled walls, side aspect upvc double glazed window, door leading to outside, door leading through to dining room.

Dining Room

Powerpoints, radiator, UPVC Doors leading to the rear garden, UPVC Double Glazed windows with rear and side aspects.

Bedroom 1

Powerpoints, radiator, fitted storage cupboard, UPVC Double glazed window with front aspect

Bedroom 2

Powerpoints, radiator, UPVC double glazed window with side aspect.

Bedroom 3

Powerpoints, radiator, UPVC double glazed window with rear garden.

Bathroom

Tiled walls, single shower cubicle with wall mounted shower, panelled bath with dual taps above, Pedestal hand wash basin, low level WC, heated towel rail, frosted double glazed window with side aspect.

Loft Room

Built in storage cupboards, double glazed window with side aspect, double glazed velux window also.

Outside

Accessed via a gate, small courtyard area to the front of the property.

To the rear there is a small patio area, the garden is mainly laid with artificial grass, there is storage to the side of the house, the garden is enclosed with a part wall part fence boundary.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity.

Local Authority

Stroud District Council
Band B

Awaiting Vendor Approval

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



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 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

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