



**Lysons Avenue, Linden GL1 5QE**  
**£240,000**





## Lysons Avenue, Linden GL1 5QE

• No onward chain • Three bedroom semi detached property • Private & enclosed rear garden • Driveway providing off-road parking for two vehicles • Potential rental income of £1,100 pcm • EPC rating C72 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

**£240,000**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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### Entrance Hallway

Hallway provides access to the kitchen, living room and stairwell leading to the first floor accommodation.

### Kitchen

Conveniently sized kitchen boasts ample worktop and storage space alongside integrated gas hob and electric. Plumbing for an automatic washing machine and dishwasher whilst window overlooks the front aspect.

### Living Room

Spacious living room with window overlooking the rear garden and sliding doors providing access to the garden itself. The room continues to open through to a dining room.

### Dining Room

Formerly the integral garage, it has been converted to create an additional room with the potential to be used as a dining room, playroom, home office or such like. Window overlooks the front aspect.

### Landing

Spacious landing, with loft access above, leads to all three bedrooms and the family bathroom.

### Bedroom One

Double bedroom with window overlooking the front aspect of the property.

### Bedroom Two

Double bedroom with built-in double wardrobes and window overlooking the rear aspect of the property.

### Bedroom Three

Bedroom with window overlooking the rear aspect.

### Bathroom

White suite bathroom comprising of w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the front aspect of the property.

### Outside

To the rear, the property benefits from a private rear garden enclosed with fenced borders. The garden itself provides a patio area leading to a lawned area with ideal space for planting. To the front of the property, a driveway provides off-road for two vehicles.

### Location

A popular location in the historic City of Gloucester, with easy access to the M5, Lysons Avenue is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the newly developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

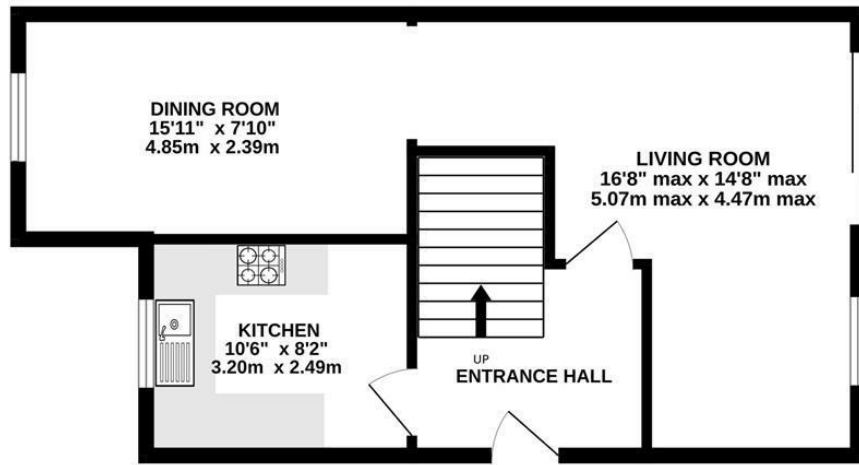
Heating: Gas central heating.

Broadband speed: Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

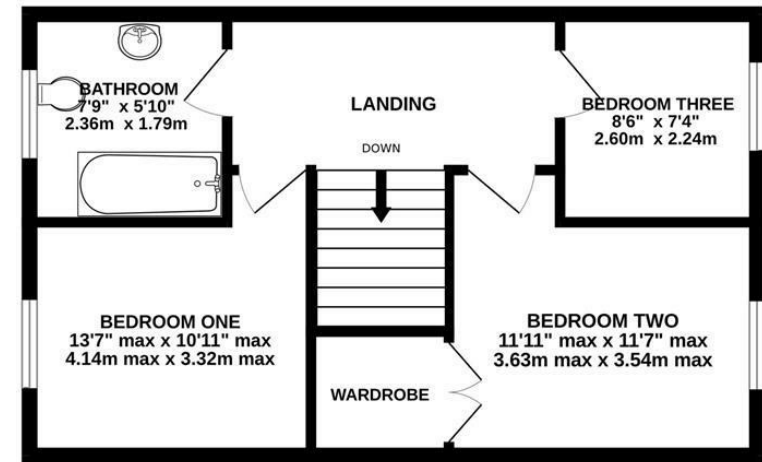
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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