

ESTATE AGENTS



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OFFERS IN EXCESS OF £250,000

REF : LG24301/KD

**33 LYSONS AVENUE
LINDEN
GLOUCESTER
GL1 5QE**



**A BEAUTIFULLY MAINTAINED AND TASTEFULLY LOOKED
AFTER SEMI-DEATCHED HOUSE
IN THIS VERY POPULAR RESIDENTIAL AREA**

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33 LYSONS AVENUE, LINDEN, GLOUCESTER, GL1 5QE

Lysons Avenue is a very popular residential road situated just off the Bristol Road, approximately $\frac{3}{4}$ of a mile to the south of Gloucester city centre. Good local schooling and shops are close by and the exciting Docklands development at the Quays is within walking distance.

The house has been beautifully maintained and upgraded in the current ownership and offers delightful well-planned accommodation. The property consists of an open plan living/dining, very well fitted kitchen, gas central heating and double glazing. Three bedrooms and upstairs shower room. To the exterior there is a good sized garden benefiting from a large workshop with power and lighting.

**3 BEDROOMS; UPSTAIRS SHOWER ROOM;
DOWNSTAIRS WC; OPEN PLAN LOUNGE / DINING ROOM;
VERY WELL FITTED KITCHEN;
GAS CENTRAL HEATING; UPVC DOUBLE GLAZING; GARDEN
WORKSHOP**

COVERED PORCH :

UPVC double glazed front door leading to :

ENTRANCE HALL :

Staircase to landing. Corniced ceilings and decorative arch. Door to :

LOUNGE / DINING ROOM : 24'7 x 11'5.

UPVC double glazed bay windows to the front and double-glazed window to the rear. Marble fireplace with gas fire. Double and single radiators. TV & telephone points. Door to :





KITCHEN : 19'1 x 7'4

Comprehensively fitted kitchen with a range of wall and base units. Single sink & drainer. Part tiled walls. High-quality vinyl flooring. Space for cooker. Plumbing for washing machine and slim line dishwasher. Space for fridge & freezer. Double glazed window. Radiator. Downstairs WC. UPVC double glazed door to garden.





FIRST FLOOR LANDING :

Access to loft.

BEDROOM 1 : 14'3 x 10'3.

Two double glazed windows to the front. Telephone point. Shelled cupboards in recess. Radiator.



BEDROOM 2 : 12'1 x 9'1.

Fitted wall and wardrobe units. Double glazed window overlooking the garden. Radiator.



BEDROOM 3 : 9'5 x 7'5

Boiler. Radiator. Double glazed window overlooking the garden.



SHOWER ROOM :

Fully marbrex shower cubicle with stainless steel controls and glazed semi-circular sliding screen. Pedestal wash hand basin. Low-level WC. Part tiled walls. Vanity wall mirror. Ceiling spotlights. Frosted double glazed window.



EXTERIOR :

FRONT GARDENS :

Low wall with wooden gate with path to the front door. Second gate with side access through wooden gate to :

REAR GARDENS :

North backing garden with good area of paved terrace leading to lawn area with shrub borders, mature bushes, and small trees. Enclosed by close boarded fencing. Large workshop with electric and lighting. A further two garden store sheds and greenhouse. Outside tap and security lighting.





EPC RATING : D-62

NOTE :

All measurements are approximate.



Approx Total Area: 61.6 m² ... 661 ft²

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