

TG

SALES & LETTINGS



Lysons Avenue, Linden, Gloucester
Gloucestershire GL1 5QE

£120,000

- Ground Floor Maisonette
- Great Investment
- Walking Distance to City Centre & Quays
- Modern Kitchen and Shower Room
- Ample Storage Space
- Allocated Parking Space
- Secure Gated Entrance
- Private Garden and Storage

1

Well Presented Ground Floor Maisonette | Private Garden | Allocated Parking | Prime Linden

Location TG Sales are delighted to bring to the market this well-presented ground floor maisonette, ideally situated in the heart of Linden. Within walking distance of Gloucester Quays and the City Centre, and conveniently close to local amenities, this property offers both comfort and convenience.

The accommodation comprises a welcoming entrance hall with doors leading to all rooms. To the front aspect is a modern fitted kitchen featuring a charming box bay window. The property also benefits from a contemporary shower room with useful storage cupboard, and a generous double bedroom complete with a walk-in wardrobe.

Externally, the home enjoys an enclosed private garden, perfect for relaxing or entertaining, along with additional storage space located under the stairs. A secure gated entrance leads to an allocated parking space, providing added peace of mind.

This fantastic property would make an ideal first-time purchase or investment opportunity and is expected to generate strong interest. E

Early viewing is highly recommended.

Leasehold Information: 999 years from 1st January 1989 Service Charge: Approximately £130 per month



Situation

Situated in the popular location of Linden with excellent links to the City Centre. Linden boasts a wealth of local amenities including doctors, dentist, a range of local stores, Linden Primary School and the nearby Ribston Hall High School. The City Centre is approximately a mile away, where you can unlock all the benefits of City Centre living. Gloucester continues to grow with the Gloucester Quays development, being a very popular lure to the City. The public transport links run a regular service throughout the City and Gloucester Railway Station links to Cheltenham, Stroud and Bristol. With regular trains running to London Paddington taking approximately two hours. The M5 motorway provides excellent access travelling Northbound and Southbound.

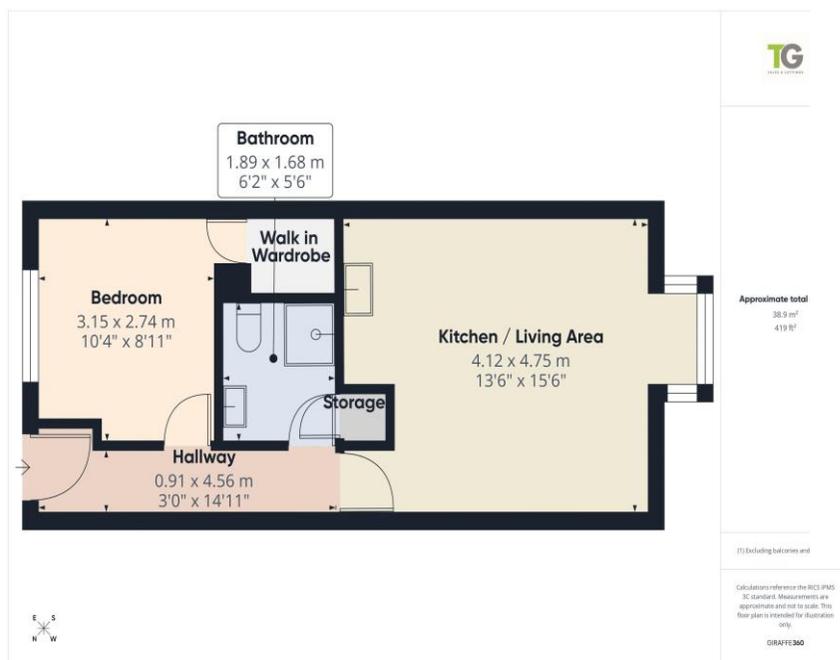
Tenure Leasehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band A





Head Office

TG Sales & Lettings

6 Blacksmith Lane

Churchdown

Gloucestershire

GL3 2EU

Tel: 01452 311776

Email: info@tgres.co.uk

Website: www.tgres.co.uk



T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation, lease terms, costs, freehold conditions or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 6 Blacksmith Lane, Gloucester, GL3 2EU.