



48 Lyneham Drive, Quedgeley

Gloucester

£225,000

48 Lyneham Drive

Quedgeley, Gloucester

Welcome to this charming 2-bedroom semi-detached house situated in a peaceful cul-de-sac, perfect for those seeking a tranquil retreat. Upon entering the property, you are greeted by a convenient downstairs cloakroom, enhancing the functionality of the space for every-day living.

The property boasts an energy rating of C, ensuring efficiency and cost-effectiveness for its occupants. The lounge/diner offers a spacious and versatile area, ideal for relaxing evenings or entertaining guests. Natural light floods in through the UPVC double glazing, creating a bright and inviting atmosphere throughout.

- Downstairs Cloak Room
- Energy Rating C
- Quiet Cul-De-Sac Position
- Off Road Parking
- Lounge/Diner
- Upvc Double Glazing
- Enclosed Rear Garden
- Two Double Bedrooms



Entrance Hall

Cloakroom

Kitchen

10' 4" x 6' 7" (3.15m x 2.01m)

Living/Dining Room

15' 1" x 10' 8" (4.59m x 3.25m)

Bedroom 1

12' 10" x 7' 9" (3.91m x 2.36m)

Bedroom 2

12' 11" x 6' 5" (3.93m x 1.95m)

Shower Room

6' 3" x 6' 3" (1.90m x 1.90m)





Ground Floor



Floor 1

Approximate total area⁽¹⁾

577 ft²

53.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.