



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**61 Lyneham Drive, Quedgeley**  
Gloucester

Offers Over **£225,000**

# 61 Lyneham Drive

Quedgeley, Gloucester

IMMACULATE Two Bedroom Mid-Terraced Home Located In The Quiet & Popular Lyneham Drive, Kingsway! Two DOUBLE BEDROOMS, GATED OFF ROAD PARKING. Overlooking GREENERY with easy access to a range of local amenities.

Downstairs comprises of; Hallway, wc, kitchen & a lounge/diner. Upstairs offers; Two good sized bedrooms & family bathroom.

Added incentives include; Gas central heating, upvc double glazing & GATED off-road parking!

Property for sale through Michael Tuck Estate Agents. Rental value of £1000pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

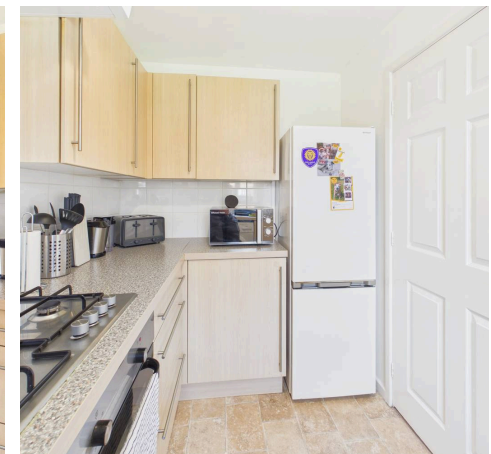
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Upstairs Bathroom & Downstairs Wc
- Off-Road Parking
- Facing Greenery
- Lounge/Diner
- Upvc Double Glazing
- Gas Central Heating
- Enclosed Rear Garden
- Energy Rating C



**Hallway**

10' 3" x 4' 7" (3.12m x 1.40m)

**Wc**

5' 4" x 3' 8" (1.63m x 1.11m)

**Kitchen**

10' 1" x 6' 0" (3.07m x 1.83m)

**Lounge**

15' 0" x 10' 9" (4.58m x 3.28m)

**Landing**

5' 5" x 3' 9" (1.64m x 1.14m)

**Bathroom**

6' 6" x 6' 4" (1.98m x 1.92m)

**Bedroom**

14' 11" x 7' 11" (4.55m x 2.41m)

**Bedroom**

15' 0" x 6' 4" (4.56m x 1.93m)





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

579 ft<sup>2</sup>

53.8 m<sup>2</sup>

(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.

GIRAFFE 360



## Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • [estates.quedgeley@michaeltuck.co.uk](mailto:estates.quedgeley@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



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