



30 Laynes Road, Gloucester, GL3 3PY

Asking Price £235,000

A two bedroom semi-detached bungalow in the popular residential area of Hucclecote, situated in a convenient location, the property is close to local shops, schools, and transport links, making it an excellent choice for those seeking both comfort and accessibility.

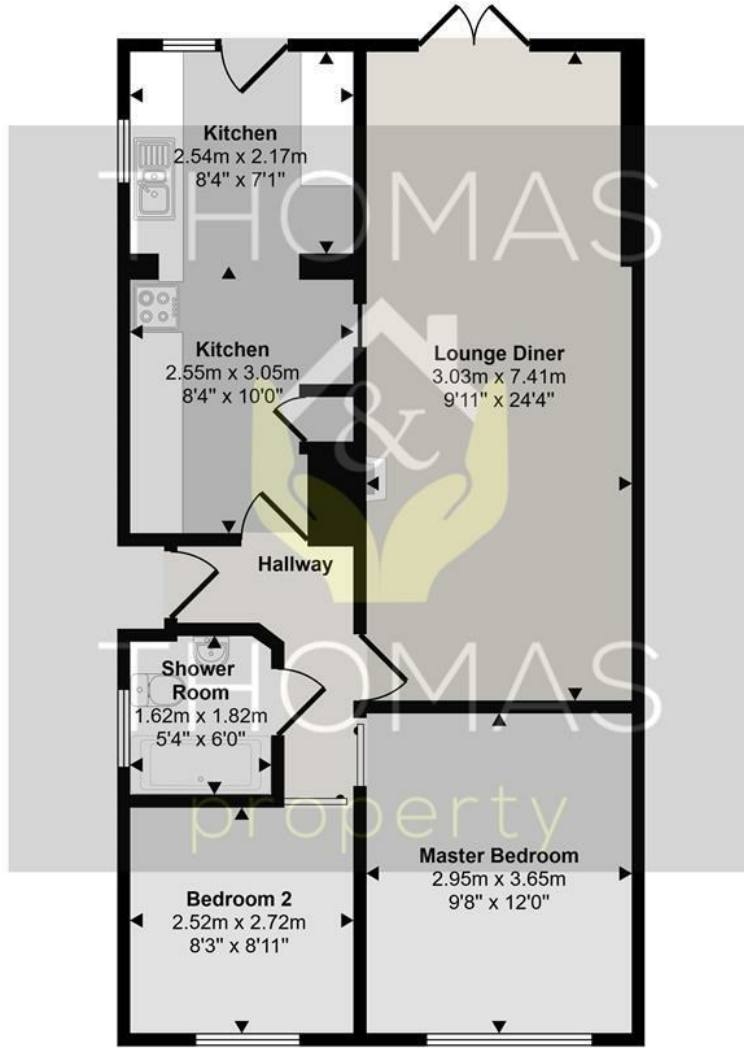
Briefly comprising of: Entrance hall leading to the extended kitchen, offering ample cupboard space. The extended lounge / diner is the perfect family space, with patio doors opening onto the garden. The property offers one good sized double bedroom and a generous single bedroom and finally a walk in shower room.

Outside you will find the good sized garden with access to the garage. There is ample parking for at least two cars and a walled front garden.

Offered to the market chain free, this bungalow is the perfect opportunity for someone to put their own stamp on.

- Chain free
- Two bedroom semi detached bungalow
- Garage & driveway parking
 - Close to local amenities
 - Extended kitchen & lounge
- In need of modernisation throughout

Approx Gross Internal Area
63 sq m / 678 sq ft

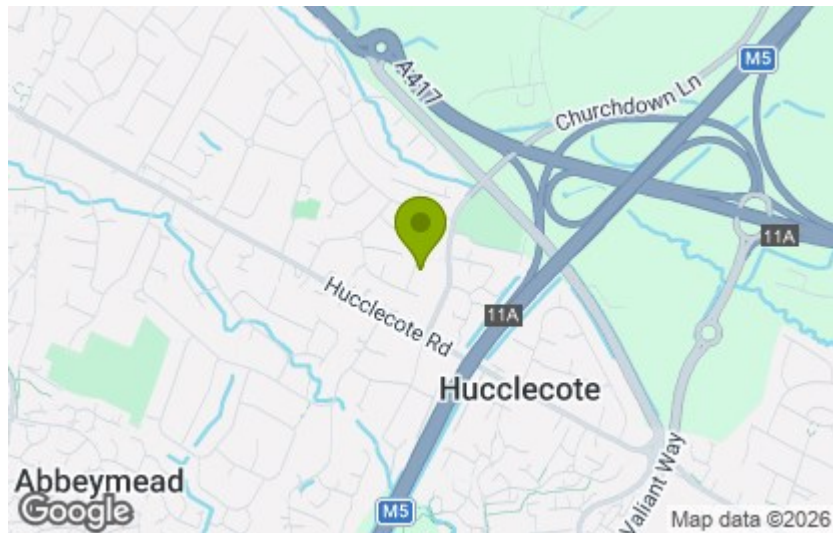


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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