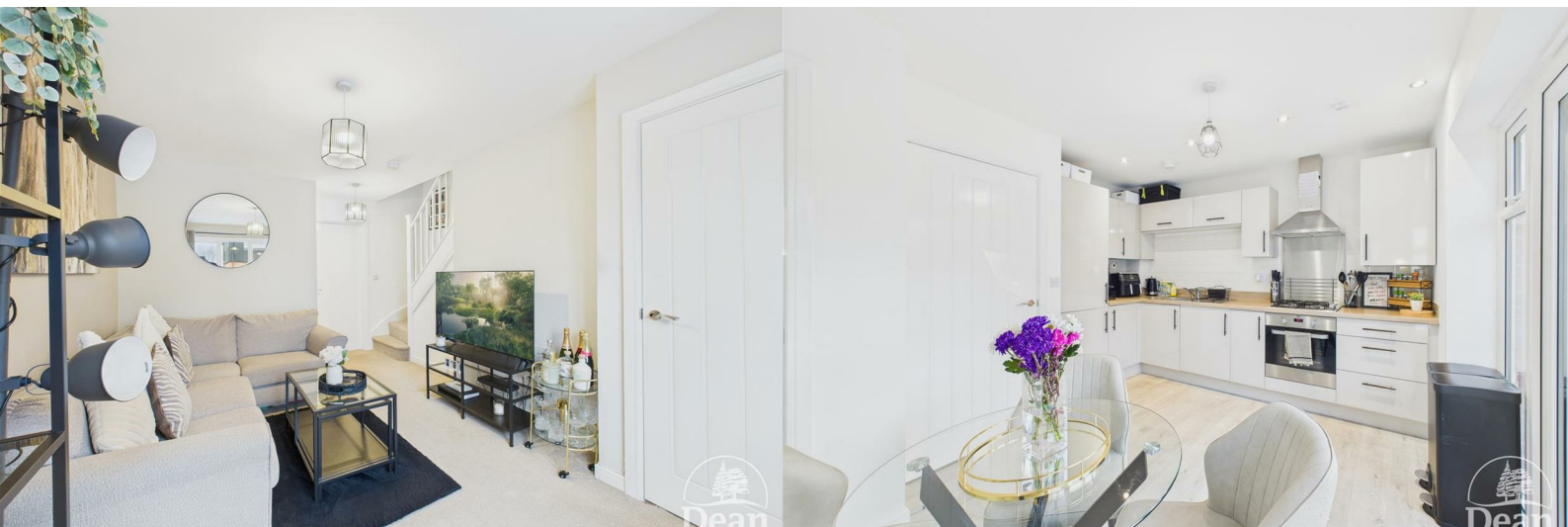




Milliner Crescent

Churchdown, Gloucester, GL3 1GG

£260,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents delighted to offer to the market this beautifully presented starter home in the sought after area of Churchdown in Gloucester. The accommodation boasts a sizeable lounge, modern kitchen/dining room overlooking the garden and a handy downstairs cloakroom. Upstairs there are two double bedrooms and a family bathroom. To the front of the property is ample off road parking for two vehicles and a rear garden with a patio area with space for seating and a laid to lawn garden.

Churchdown is popular with professionals and families alike, offering excellent local amenities, schools, and convenient access to both Gloucester and Cheltenham with fantastic transport links.



Approached via composite front door into:

Entrance Hallway:

4'2" x 4'0" (1.28m x 1.22m)

Doors to cloakroom & lounge, consumer unit, power & lighting, double panelled radiator.

Cloakroom:

4'0" x 3'4" (1.22m x 1.02m)

W.C., wash hand basin, tiled splashbacks, double panelled radiator, lighting, extractor fan.

Lounge:

13'8" x 9'9" (4.17m x 2.99m)

UPVC double glazed window to front aspect, double panelled radiator, TV point, power & lighting, stairs to first floor landing, door to kitchen/dining room.

Kitchen/Dining Room:

13'3" x 11'0" (4.04m x 3.36m)

A modern fitted kitchen with a range of base, wall and drawer units, integrated fridge/freezer, integrated washing machine, single oven, four-ring gas hob, extractor hood, stainless steel sink with drainer unit, Ideal combi boiler, double panelled radiator, storage cupboard, double glazed patio doors to rear garden, smoke alarm, power & lighting.

First Floor Landing:

9'6" x 3'2" (2.90m x 0.99m)

Doors to both bedrooms & bathroom, storage cupboard, loft access, smoke alarm, double panelled radiator, power & lighting.

Bedroom One:

13'4" x 8'11" (4.08m x 2.72m)

UPVC double glazed ceiling window, double panelled radiator, power & lighting.

Bedroom Two:

13'2" x 6'0" (4.02m x 1.84m)

UPVC double glazed window, double panelled radiator, power & lighting.

Bathroom:

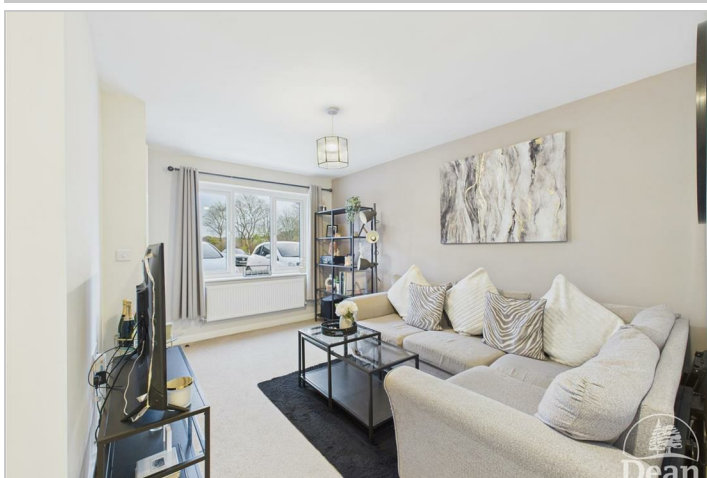
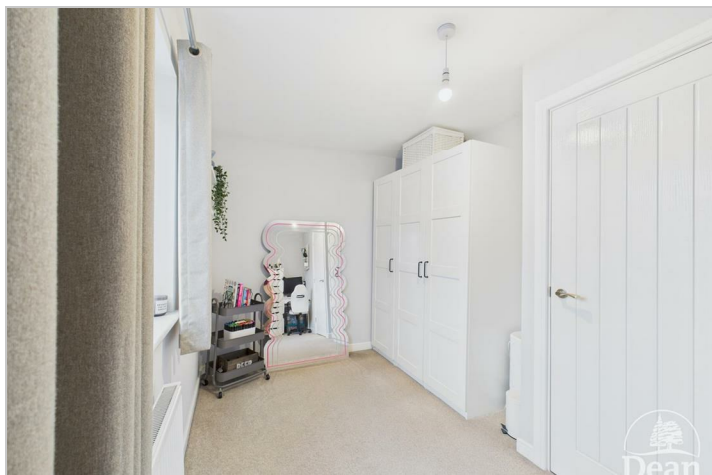
7'9" x 5'6" (2.37m x 1.70m)

White panelled bath with shower over, glass shower screen, pedestal wash hand basin, W.C., double panelled radiator, fully tiled shower enclosure, tiled flooring, shavers socket, lighting, extractor fan.

Outside:

To the front is a private driveway with parking for multiple vehicles, and a pathway leading to the front door.

The rear garden has a patio area with space for seating, a lawned section and a pathway to rear gate with rear access.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



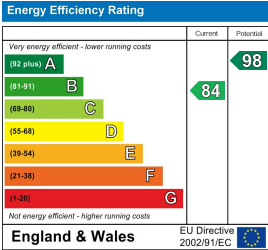
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

