



## 3 Millbrook Street

, Gloucester, GL1 4BB

**£150,000**



Murdock & Wasley Estate Agents are delighted to introduce an excellent opportunity to acquire this three bedroom, mid-terraced house situated in a popular and central location close to the the city centre. Offered with no onward chain, this property requires modernisation throughout however provides spacious accommodation and features an enclosed rear garden.

Despite the need for refurbishment, we are confident in the potential of this property and anticipate high demand. To avoid missing out, we strongly advise scheduling an early viewing. Don't let this promising opportunity slip away!



### Entrance Hall

Accessed via solid wooden door, radiator, stairs to first floor landing. Doors lead off:

### Dining Room 10'5" x 10'3" (3.18m x 3.13m)

Power points, coving, front aspect upvc double glazed window.

### Lounge 11'5" x 11'3" (3.48m x 3.43m)

Power points, coving, rear aspect upvc double glazed window. Door leads off:

### Kitchen 9'11" x 7'5" (3.04m x 2.27m)

Range of base, wall and drawer units, laminate worktops, stainless steel sink with taps over, appliance points, space for oven/grill, space for fridge/freezer, washing machine and tumble drier. Side aspect upvc double glazed window. Door leads off:

### Bathroom 5'6" x 5'4" (1.68m x 1.64m)

Suite comprising corner shower unit with electric shower over, low level wc, wall mounted wash hand basin with separate taps over, fully tiled walls, rear aspect upvc double glazed windows.

### Lean-to

Accessed via wooden door from the kitchen. Door leads to garden.

### Bedroom One 10'7" x 13'10" (3.23m x 4.22m)

Power points, feature fireplace with surround, coving, front aspect upvc double glazed window.

### Bedroom Two 15'10" x 7'5" (4.83m x 2.27m)

Power points, rear aspect upvc double glazed window.

### Bedroom Three 11'5" x 8'1" (3.49m x 2.48m)

Power point, rear aspect upvc double glazed window.

### Outside

To the rear of the property there is an enclosed garden which is mainly laid to lawn with a flagstone patio.

### Agent Note

Probate has been issued.

### Tenure

Freehold

### Services

Mains water, gas, electricity & drainage.

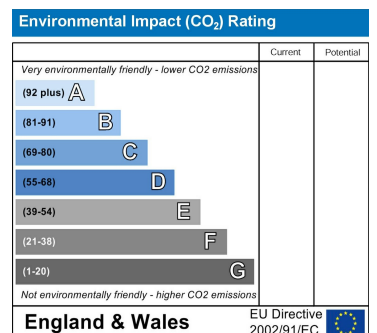
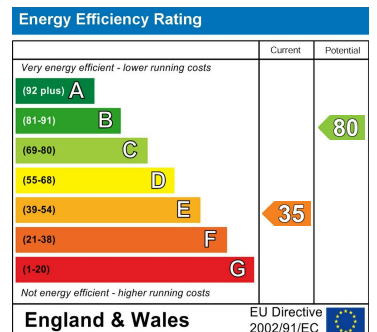
### Local Authority

Gloucester City Council

Council Tax Band: A

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

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