



## 7 Miller Close

Longlevens, Gloucester, GL2 0XT

**£310,000**



We are thrilled to present this impeccably maintained starter home, ideally situated in a tranquil and highly desirable cul-de-sac in Longlevens. This home is perfect for those looking to begin their home-ownership journey in a fantastic location with everything ready for immediate enjoyment.

The property offers generous living space, featuring a welcoming entrance that leads into a beautifully arranged living area. Natural light floods the space, enhancing the warm and inviting atmosphere, ideal for relaxing and entertaining guests.

Key features include a modern kitchen/diner that caters to all your culinary needs, leading out to a delightful south-westerly facing garden.

Accommodation also includes well-proportioned bedrooms & bathroom complemented by the practicality of Upvc double glazing throughout the home. Notably, the property is equipped with a brand new boiler, installed just 2 months ago, ensuring efficient heating and peace of mind for the new homeowners.



### Entrance Hallway 8'3" x 4'6" (2.54 x 1.38)

Approached via Upvc double glazed front door, radiator, stairs leading to first floor, door through to:

### Lounge 14'9" x 11'6" (4.50 x 3.53)

Upvc double glazed windows to front, radiator, power points, laminate wood flooring. Door to:

### Kitchen/Diner

### Dining Area 10'1" x 8'1" (3.08 x 2.47)

Upvc double glazed french doors to rear, radiator, power points, under stairs storage cupboard, archway to:

### Kitchen 10'0" x 7'2" (3.07 x 2.19)

Upvc double glazed windows to rear, eye & base level unit with roll edge work tops, sink/drain, electric oven with induction hob & hood, built in dishwasher, space for fridge/freezer & washing machine, partly tiled walls, power points.

### First Floor Landing 10'5" x 6'0" (3.20 x 1.83)

Access to loft via hatch, airing cupboard, doors to all rooms. Laminate flooring.

### Bedroom 1 12'0" x 8'3" (3.67 x 2.54)

Upvc double glazed windows to front, radiator, power points, built in wardrobes. Laminate flooring.

### Bedroom 2 9'1" x 8'1" (2.78 x 2.47)

Upvc double glazed windows to rear, radiator, power points, built in wardrobes, laminate flooring.

### Bedroom 3 9'1" x 6'4" (2.77 x 1.95)

Upvc double glazed windows to front, radiator, power points, laminate flooring.

### Bathroom

Upvc frosted double glazed window to rear, paneled bath with shower over, partly tiled walls, heated towel rail.

### Rear Garden

A generous size garden which is partly paved, mainly laid to lawn, cold water tap, gated side access. Door to:

### Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Local Authority

Gloucester City Council- Band C

### Services

Mains water, gas, electricity & drainage.

### Awaiting Vendor Approval

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



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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