



122 Millbrook Street

Barton, Gloucester, GL1 4BS

£185,000



Murdock & Wasley Estate Agents are delighted to present this well-presented two-bedroom terraced home, situated in the popular Barton area of Gloucester, and offered to the market with no onward chain.

The accommodation comprises an entrance porch, lounge, dining area, kitchen, and a modern shower room on the ground floor. The first floor offers two double bedrooms.

Barton is a well-established residential area providing excellent access to local amenities, schools, and transport links, and is within walking distance of the city centre.

Outside, the property benefits from an enclosed rear garden, UPVC double glazing, and gas central heating throughout.



Entrance Porch

Accessed via upvc double glazed door, front aspect upvc double glazed window, door leads off:

Lounge / Dining Area

Television point, data point, power points, space for dining table, stairs to landing, door to under stairs storage, front aspect upvc double glazed window, rear aspect upvc double glazed french door leading to garden. Door leads off:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for tall fridge freezer and washing machine, wall mounted radiator, side aspect upvc double glazed window. Door leads off:

Bathroom

Suite comprising low level wc, double wall mounted wash hand basin with mixer taps over and storage below, double step in cubicle with shower over, wall mounted heated towel rail, tiled wall, tiled flooring, inset ceiling spotlights, side aspect frosted upvc double glazed window.

Landing

Access to loft via hatch. Doors lead off:

Bedroom One

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, opening to wardrobe storage, front aspect upvc double glazed window.

Outside

To the front of the property a courtyard garden is enclosed by low level brick walling.

To the rear of the property a patio leads down to a garden mainly laid to gravel whilst enclosed by wooden fencing.

Tenure

Freehold

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council

Tax Band: A

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		86
(81-91) B		
(69-80) C	70	
(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 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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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