



15 Millers Dyke

Quedgeley, Gloucester, GL2 4XB

Offers over £190,000



Murdock & Wasley Estate Agents are delighted to present this one bedroom mid-terrace house, ideally situated in a popular location close to a range of local amenities and excellent transport links.

Perfect for first-time buyers or investors alike, the property offers a well-appointed kitchen, a lounge, and a double bedroom complete with an en-suite and a separate dressing room.

Externally, the home benefits from a low-maintenance enclosed rear garden and a driveway providing convenient off-road parking.



Entrance Hall

Accessed via upvc double glazed door, power points, radiator, tiled flooring. Opening to:

Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integrated oven, four ring gas hob with extractor hood over, space for fridge/freezer and washing machine. Partly tiled walls, boiler, tiled flooring, front aspect upvc double glazed window.

Lounge/Diner

Power points, radiator, stairs to first floor landing, laminate flooring, rear aspect upvc double glazed window and door leading to the garden.

Landing

Power points, radiator, access to loft space. Doors lead off:

Bedroom

Power points, radiator, door to fitted storage cupboard and bathroom, rear aspect upvc double glazed window.

En-Suite

Suite comprising, single shower cubicle, low level wc, vanity wash hand basin with mixer tap over and

storage below, heated towel rail, front aspect upvc double glazed frosted window.

Dressing Room

Upvc double glazed Velux window.

Outside

At the front of the property, a driveway provides off-road parking and leads to the front door, which is sheltered by a canopy porch. There is also an additional allocated parking space to the rear of the property.

To the rear, there is a low-maintenance garden with a decked area ideal for outdoor furniture, a gravelled section with a patio area, and a shed, all enclosed by wooden fencing.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	73	
(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	

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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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