



8 Miller Close

Longlevens, Gloucester, GL2 0XT

£315,000



We are delighted to welcome to the open market this beautifully presented three-bedroom home, tucked away within a quiet cul-de-sac in the ever-popular Longlevens area.

The accommodation comprises an entrance hallway, a comfortable lounge, and a spacious kitchen/diner. Upstairs, there are three bedrooms and a family bathroom, making it an ideal home for first-time buyers or growing families. Externally, the property truly stands out, benefiting from a generous wrap-around corner plot garden, offering excellent outdoor space. There is also the added advantage of a garage and parking directly to the front.



Entrance Hallway

Accessed via a UPVC double glazed front door, the entrance hallway features a radiator, laminate flooring, and power points. Stairs lead to the first floor, with a door providing access to the lounge/diner.

Lounge

UPVC double glazed windows to the front, television point, radiator, power points, and laminate flooring.

Open Plan Kitchen/Diner

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, built in fridge/freezer, space for further appliances, wall mounted boiler, two radiators, power points, partly tiled walls, under stairs storage cupboard.

First Floor Landing

Access to loft via hatch, airing cupboard, power point, doors to all rooms.

Bedroom 1

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

Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3

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

Bathroom

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls, recessed down lights.

Rear Garden

A lovely size wrap around garden which is partly paved, mainly laid to lawn, cold water tap, gated side access.

Garage

Up & over door with power & lighting. Parking directly in front.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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		
	71	78
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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