



## 40 Milton Avenue

, Gloucester, GL2 5AR

**Offers over £190,000**



Murdock and Wasley are proud to present this two bedroom home, perfect for first time buyers or investors, located in the popular residential area, Podsmead.

This two bedroom terraced home comprises of, two reception rooms, kitchen, two bedrooms and family bathroom. Providing generous living space throughout, this property also boasts a great plot size whilst offering itself close to local amenities.





### Entrance Hall

Access Via UPVC door, UPVC frosted double glazed windows, door leading to:

### Lounge

Powerpoints, radiator, understairs storage cupboard, feature fireplace, UPVC Double glazed window, stairs leading to the first floor, door leading to kitchen.

### Kitchen

Range of base, drawer and wall mounted cupboards, single sink unit with mixer tap over. Appliance points, power points, built in double oven and four ring electric hob with extractor hood above, Plumbing for dishwasher and other appliances, feature fireplace, UPVC double glazed window.

### Hallway

Powerpoints, storage cupboards, UPVC Double glazed door leading to rear garden, door leading to Dining Room.

### Dining Room

Powerpoints, radiator, three UPVC Double glazed windows providing double aspect to side and rear.

### Landing

Powerpoints, radiator, doors leading to both bedrooms, bathroom and storage cupboard, UPVC Double glazed window.

### Bedroom 1

Powerpoints, radiator, UPVC Double glazed window.

### Bedroom 2

Powerpoints, radiator, UPVC Double glazed window.

### Bathroom

Partly tiled walls, heated towel rail, low level wc, vanity wash hand basin with mixer tap over, bath with wall mounted shower attachment, UPVC frosted Double glazed window.

### Outside

Front- Accessed via a gate, Lawned garden to the front of the property with path leading to the front door, Mature hedge to the front for privacy.

Rear- Enclosed rear lawned garden with pathway tiles leading to patio area.

### Tenure

Freehold

### Services

Mains water, drainage, gas and electricity.

### Local Authority

Gloucester County Council  
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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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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