



7 Milliner Crescent

Churchdown, Gloucester, GL3 1GF

Offers in excess of £275,000



Murdock & Wasley Estate Agents are delighted to bring to market this beautifully presented three-bedroom terraced home, ideally located in the highly sought-after village of Churchdown, Gloucester.

The property offers well-designed and versatile accommodation, comprising a welcoming lounge, a stylish modern kitchen/dining room with views over the rear garden, and a convenient downstairs cloakroom. Upstairs, there are three bedrooms, including bedroom one with en-suite, alongside a family bathroom.

Externally, the home features an enclosed well-maintained rear garden which provides additional space for families to enjoy. The property further benefits from off-road parking for two vehicles.

This is an excellent opportunity to acquire a superb family home in a desirable setting, and early viewing is highly recommended. Call today to make your appointment 01452 682952



Entrance Hallway

Access via composite door, door to lounge & WC

WC

Low level WC, wall mounted hand wash basin, radiator, partly tiled walls, laminate flooring.

Living Room

Power points, TV point, wall mounted radiators, laminate flooring, door to understairs cupboard storage, stairs to landing, front aspect UPVC double glazed window.

Kitchen/Dining Room

Range of base & wall mounted units, integrated dishwasher, integrated oven, four ring gas hob with extractor fan above, space for fridge/freezer and washing machine, stainless steel sink unit with mixer tap over, appliance points, power points, inset ceiling spotlights, space for dining room table, wall mounted radiator, UPVC French doors leading to rear garden.

Landing

Access to loft space via hatch.

Bedroom One

Rear aspect UPVC double glazed window, power points, storage cupboard, wooden door leading to;

En-Suite

Heated towel rail, partly tiled walls, laminate flooring, low level WC, pedestal hand wash basin with mixer tap over off the mains, step-in shower cubicle off the mains, rear aspect UPVC double glazed window.

Bedroom Two

Power points, wall mounted radiator, front aspect UPVC double glazed window.

Bedroom Three

Power points, Wall mounted radiator, front aspect UPVC double glazed window.

Bathroom

Low level WC, pedestal hand wash basin, panelled bath with mixer tap over. wall mounted radiator, partly tiled walls, laminate flooring, inset ceiling spot lights.

Outside

To the rear of the property is an enclosed garden that comprises of a patio suitable for table and chairs. This leads onto a well-maintained lawn, wooden gate to provide rear access.

To the front there is allocated off road parking.

Tenure & Charges

Management Charge Circa £97 per annum

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council

Council Tax Band: C

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		
(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	85	
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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