



## 7 Miller Close

Longlevens, Gloucester, GL2 0XT

**Offers in excess of £300,000**

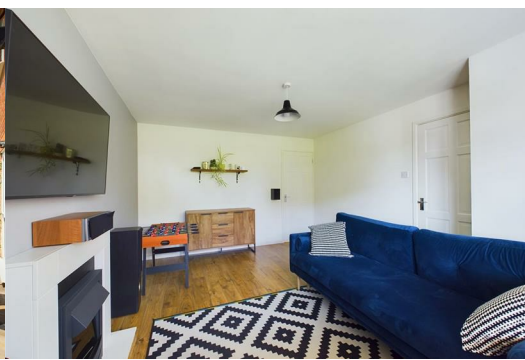


We are thrilled to present this impeccably maintained starter home, ideally situated in a tranquil and highly desirable cul-de-sac in Longlevens. This home is perfect for those looking to begin their home-ownership journey in a fantastic location with everything ready for immediate enjoyment.

The property offers generous living space, featuring a welcoming entrance that leads into a beautifully arranged living area. Natural light floods the space, enhancing the warm and inviting atmosphere, ideal for relaxing and entertaining guests.

Key features include a modern kitchen/diner that caters to all your culinary needs, leading out to a delightful south-westerly facing garden.

Accommodation also includes well-proportioned bedrooms & bathroom complemented by the practicality of Upvc double glazing throughout the home. Notably, the property is equipped with a brand new boiler, installed just 2 months ago, ensuring efficient heating and peace of mind for the new homeowners.



**Entrance Hallway 8'3" x 4'6" (2.54 x 1.38)**

Approached via Upvc double glazed front door, radiator, stairs leading to first floor, door through to:

**Lounge 14'9" x 11'6" (4.50 x 3.53)**

Upvc double glazed windows to front, radiator, power points, laminate wood flooring. Door to:

**Kitchen/Diner****Dining Area 10'1" x 8'1" (3.08 x 2.47)**

Upvc double glazed french doors to rear, radiator, power points, under stairs storage cupboard, archway to:

**Kitchen 10'0" x 7'2" (3.07 x 2.19)**

Upvc double glazed windows to rear, eye & base level unit with roll edge work tops, sink/drainage, electric oven with induction hob & hood, built in dishwasher, space for fridge/freezer & washing machine, partly tiled walls, power points.

**First Floor Landing 10'5" x 6'0" (3.20 x 1.83)**

Access to loft via hatch, airing cupboard, doors to all rooms. Laminate flooring.

**Bedroom 1 12'0" x 8'3" (3.67 x 2.54)**

Upvc double glazed windows to front, radiator, power points, built in wardrobes. Laminate flooring.

**Bedroom 2 9'1" x 8'1" (2.78 x 2.47)**

Upvc double glazed windows to rear, radiator, power points, built in wardrobes, laminate flooring.

**Bedroom 3 9'1" x 6'4" (2.77 x 1.95)**

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

**Bathroom**

Upvc frosted double glazed window to rear, paneled bath with shower over, partly tiled walls, heated towel rail.

**Rear Garden**

A generous size garden which is partly paved, mainly laid to lawn, cold water tap, gated side access. Door to:

**Garage**

Up & over door with power & lighting.

**Tenure**

Freehold.

**Local Authority**

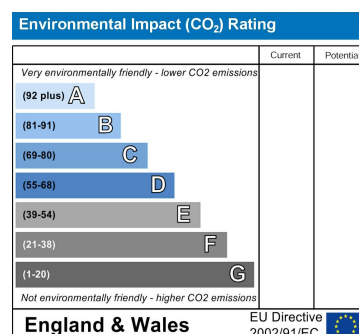
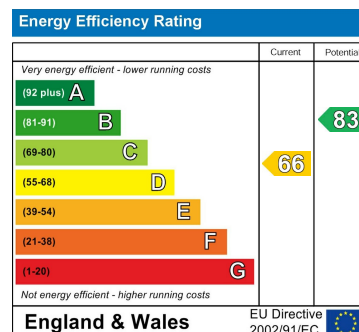
Gloucester City Council- Band C

**Services**

Mains water, gas, electricity & drainage.

**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.



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