



14 Milliner Crescent

Churchdown, Gloucester, GL3 1GG

£270,000



Murdock & Wasley Estate Agents are delighted to present to the open market this beautifully presented two double bedroom terraced home, situated in the highly sought-after village of Churchdown, Gloucester.

The well-appointed accommodation comprises of a lounge, a modern kitchen/dining room overlooking the rear garden, and a convenient downstairs cloakroom. Upstairs, the property offers two generous double bedrooms and a family bathroom.

Externally, the property boasts a fully enclosed rear garden designed with both relaxation and entertaining in mind. A patio area and separate decked seating space provide ideal spots for outdoor dining, while the flat, well-maintained lawn offers further space for families to enjoy. To the rear, the property also benefits from off-road parking for two vehicles.



Entrance Hall

Accessed via composite door, radiator, LVT flooring. Doors lead off:

Cloakroom

Low level wc, wall mounted wash hand basin, radiator, partly tiled walls, LVT flooring.

Lounge

Tv point, telephone point, data points, radiator, stairs to first floor landing, under stairs storage cupboard, front aspect upvc double glazed window.

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Oven/ grill with four ring gas hob and extractor hood over, integral fridge/ freezer, space for dining table and washing machine, radiator, pantry, LVT flooring gas fired combination boiler, rear aspect upvc double glazed French doors leading to the garden.

Landing

Access to loft space, doors lead off:

Bedroom One

Power points, radiator, wall panelling, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Radiator, shaver point, inset ceiling spotlights, tiled flooring.

Outside

Externally, the property boasts a fully enclosed rear garden designed with both relaxation and entertaining in mind. A patio and separate decked area provide ideal spots for outdoor dining and entertaining, while the flat, well-maintained lawn offers further space for families to enjoy. A wooden gate to the rear leads to the private driveway offering off-road parking for two vehicles.

Tenure & Charges

Freehold

We are advised that there is an annual mgmt estate charge of £130.00

Services

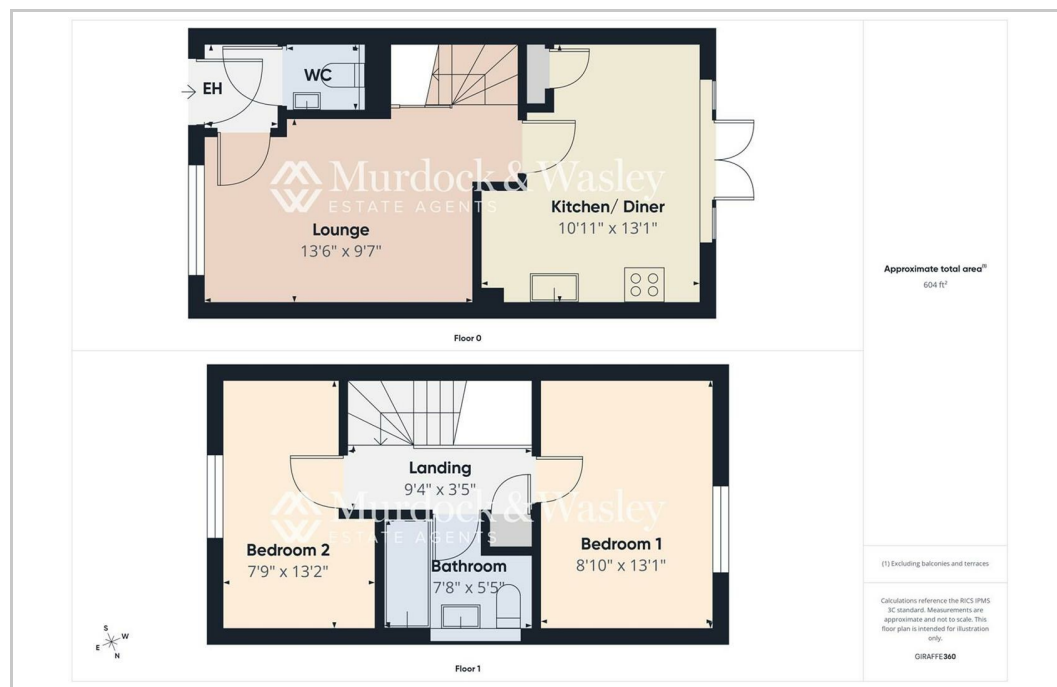
Mains water, gas, electricity and drainage.

Local Authority

Tewkesbury Borough Council
Council Tax Band: B

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		98
(81-91) B	84	
(69-80) C		
(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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