



**Millstone Way, Gloucester GL1 5QW**  
**£285,000**





## Millstone Way, Gloucester GL1 5QW

• Immaculately presented throughout • Three bedroom end-terraced property with en-suite to master • Separate kitchen & living room • Enclosed low maintenance rear garden • Two allocated parking spaces • Potential rental income of £1,200 pcm • EPC rating B84 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

**£285,000**

**01452 398010**  
**docks@naylorpowell.com**  
**www.naylorpowell.com**

### Entrance Hallway

Spacious hallway provides access to the living room, kitchen and downstairs w.c located beneath the stairwell.

### Living Room

Light and airy living room provides convenient space for a dining or office area if required. French doors provide access to the garden to the rear.

### Kitchen

Modern fitted kitchen benefits from ample worktop and storage space alongside integrated appliances to include hob, oven, dishwasher and washing machine. The spacious kitchen also provides suitable space for a dining or breakfast table if required. Window overlooks the front aspect of the property.

### Downstairs W.C

White suite cloakroom comprises w.c and wash hand basin.

### Landing

Spacious landing area provides access to all three bedrooms, family bathroom and airing cupboard.

### Bedroom One

Double bedroom with window overlooking the front aspect and access provided to the en-suite.

### En-Suite

Modern white suite shower room comprises w.c, wash hand basin, shower cubicle and window with frosted glass overlooking the front aspect.

### Bedroom Two

Double bedroom with window overlooking the rear aspect.

### Bedroom Three

Bedroom with window overlooking the rear aspect.

### Bathroom

White suite comprising WC and wash hand basin and bath with shower over and tiled surround.

### Outside

To the front of the home there is allocated parking for two vehicles. Accessed via the side gate, the gardens benefits from being a low maintenance space and offers the new purchaser an opportunity to put their own stamp on a garden.

### Location

Millstone Way is positioned on the newly developed Earls Park development providing convenient access to many local amenities including both primary and secondary schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the Cathedral and various listed buildings throughout, with countryside surrounding the city centre to include Robinswood Hill Country Park alongside access to various transportation links.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

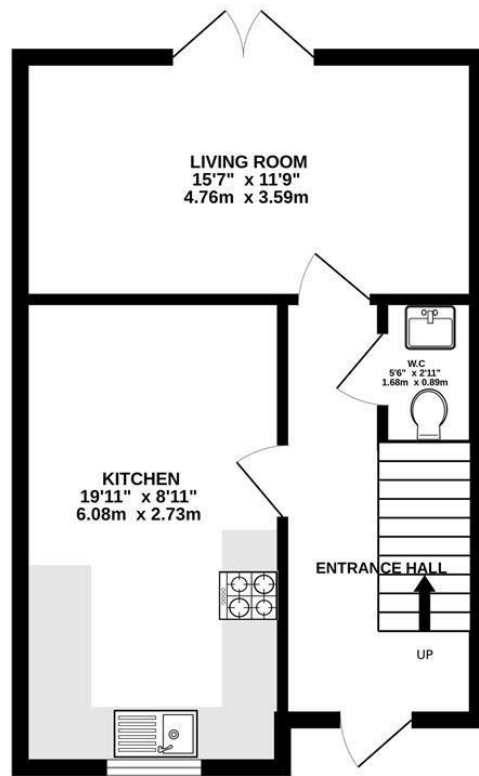
Heating: Gas central heating.

Broadband speed: Basic 25 Mbps, Ultrafast 1000 Mbps download speed.

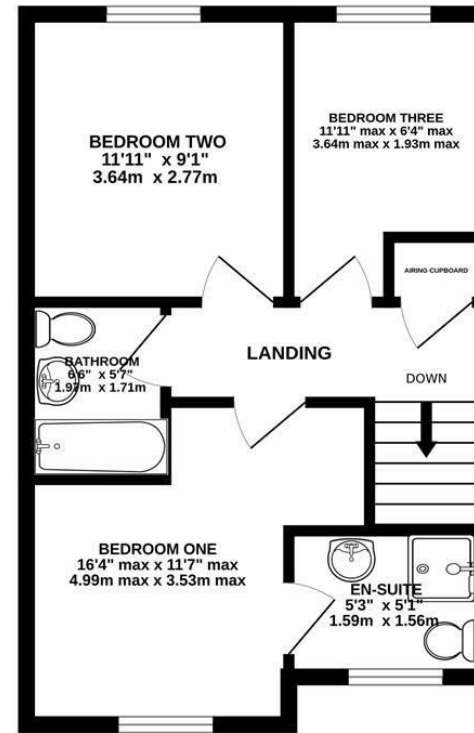
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

