



Milford Close, Longlevens GL2 9HH
£199,950



Milford Close, Longlevens GL2 9HH

• Beautifully presented one double bedroom home • Spacious living accommodation with additional garden room • Modern kitchen with integrated appliances • Private & enclosed rear garden • Allocated parking space for one vehicle • Potential rental income of £1,000 pcm • EPC rating D66 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

£199,950

Entrance Porch

Porch provides suitable space for shoes and coats before stepping into the living room.

Living Room

Generous sized living room with window overlooking the front aspect and stairwell leading to the first floor. To the rear of the room, access is provided to the kitchen and garden room.

Kitchen

Modern fitted kitchen with ample worktop and storage space. Integrated appliances in the room include electric oven, microwave, gas hob, automatic washing machine and fridge with freezer compartment. Window overlooks the garden room.

Garden Room

Providing suitable additional living space, the light and airy room allows an abundance of natural light in through the multiple windows whilst overlooking the rear garden. French doors provides access to the garden itself.

Landing

Access is provided to the bedroom and bathroom.

Bedroom

Double bedroom with built-in wardrobes and additional storage space above the stairwell. Velux window overlooks the front aspect.

Bathroom

White suite tiled bathroom comprises w.c, wash hand basin, roll top bath with shower over, access to an airing cupboard and window with frosted glass overlooking the rear aspect.

Outside

The private low maintenance rear garden is enclosed with fenced and walled borders with plenty of sun light streaming into the area creating a perfect sun trap ideal for entertaining guests. Gated side access leads round to the front of the property where an allocated parking space is found.

Location

A highly sought after suburb of the historic Gloucester City Centre, Longlevens offers potential purchasers with various local amenities to include local stores, hairdressers, primary and secondary schooling alongside transportation links ideal to both the city centre alongside Cheltenham to the north and Bristol to the south. The city centre itself continues to offers a variety of additional amenities and shopping destinations alongside direct train links to London Paddington set within the mix of historical charm and modern conveniences.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

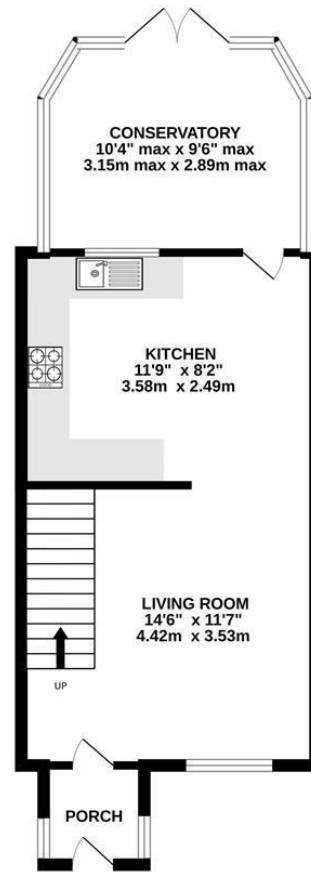
Heating: Gas central heating.

Broadband speed: Basic 26 Mbps, Ultrafast 1000 Mbps download speed.

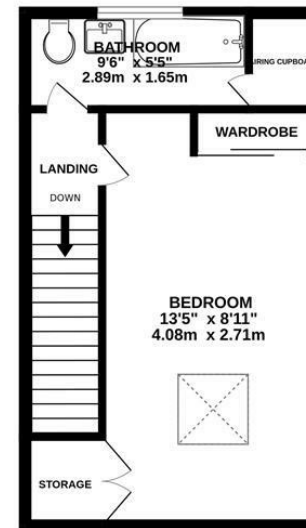
Mobile phone coverage: EE, Three, O2, Vodafone.



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 (©2020)

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.

