



**Millstone Way, Gloucester GL1 5QW**  
**£325,000**



## Millstone Way, Gloucester GL1 5QW

- Four/five bedroom modern townhouse
- Flexible living accommodation throughout
- Modern kitchen & breakfast room
- Enclosed rear garden
- Off-road parking for two vehicles & single garage
- Situated on the newly developed Earls Park development
- NHBC guarantee with 9 years remaining
- EPC rating B85
- Gloucester City Council - Tax band D (£1,948.43 per annum)

**£325,000**

### Accommodation

Enter the property into the generous sized hallway providing immediate access to the downstairs cloakroom to the left hand side and modern kitchen to the right. The kitchen benefits from convenient space for a breakfast table if required, alongside ample worktop and storage space with integrated appliances to include four ring gas hob, electric oven, dishwasher and automatic washing machine. Leading back to the hallway, the space continues to benefit from a storage cupboard below the stairwell whilst opening through to the lounge to the rear with French doors providing access to the rear garden.

Taking the stairwell to the first floor, the master bedroom is located benefitting from an en-suite shower room whilst a further room, currently used as a double bedroom, has the flexibility to be used as additional lounge.

A second stairwell leads to the top floor landing providing access to three further bedrooms alongside the white suite family bathroom benefitting from w.c, wash hand basin, bath with shower attachment over and heated towel rail.

### Outside

Externally, the property boasts an enclosed rear garden with both patio and lawned areas with gated side access opening to the side of the property where off-road parking for two vehicles is found alongside a single garage accessed via an up and over door.

### 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.

### Local Authority, Services & Tenure

Gloucester City Council - Tax Band D (£1,948.43 per annum).

Mains water, drainage, gas and electricity.  
Freehold.

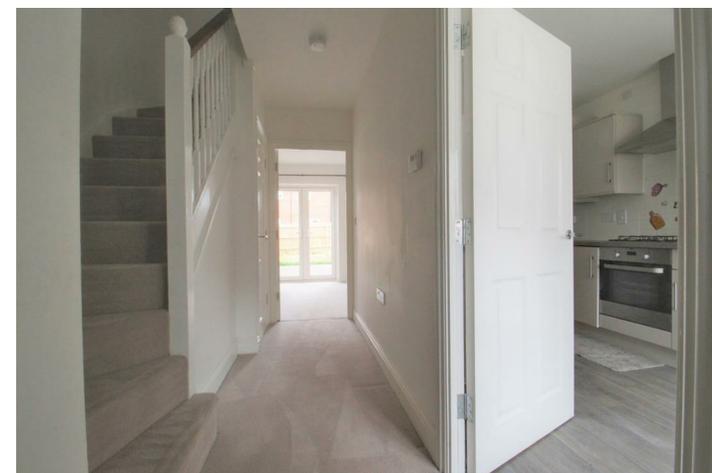


Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

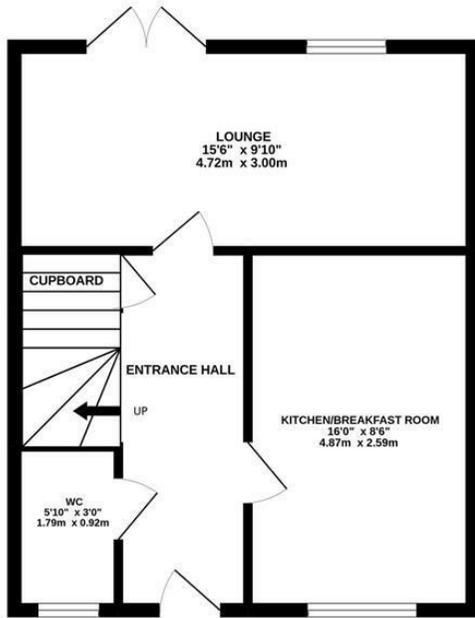
**01452 398010**

**docks@naylorpowell.com**

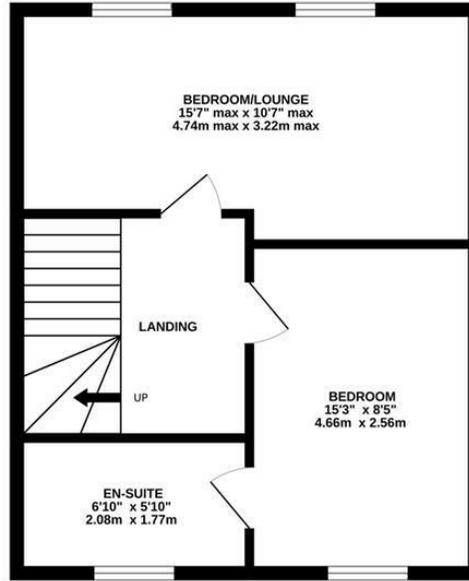
**www.naylorpowell.com**



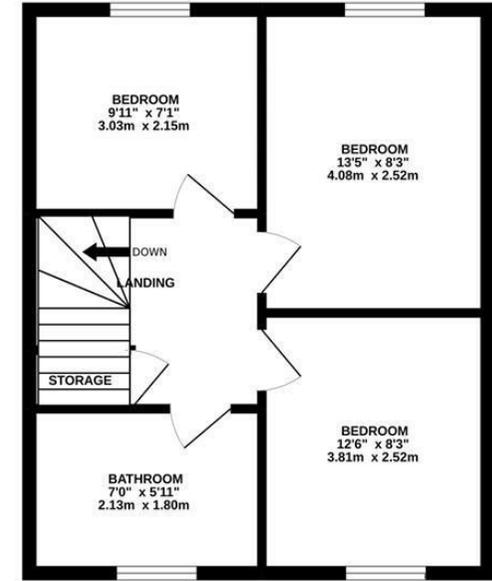
GROUND FLOOR



1ST FLOOR



2ND 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 ©2022

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.

