



## 8 Millbridge Road, Gloucester, GL3 3EG

Asking Price £340,000

Modern semi-detached family home offers a delightful blend of comfort and convenience. Set on a generous plot, the property backs onto the serene Wotton Brook, providing a sense of privacy while remaining connected to the vibrant local community.

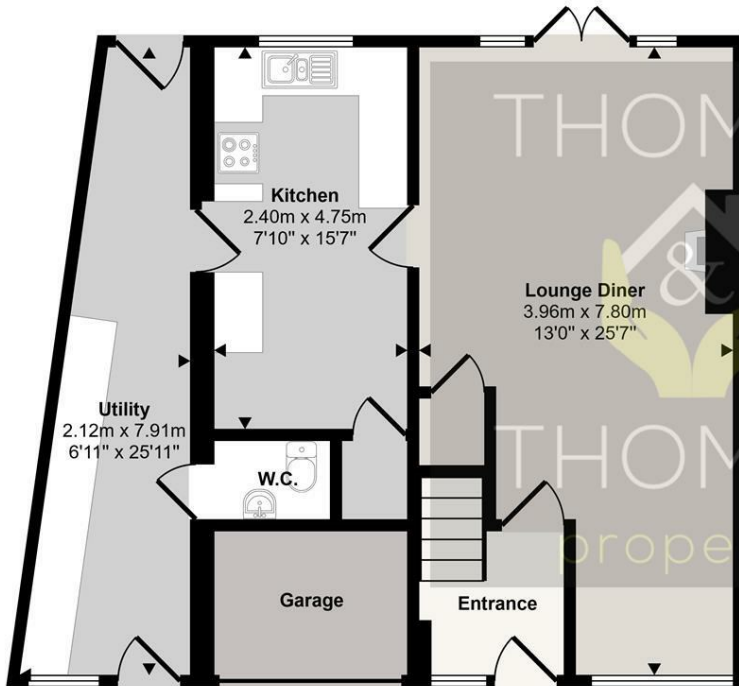
Upon entering, you are welcomed into a spacious lounge diner, which features a lovely feature fireplace and patio doors that invite an abundance of natural light, creating a warm and inviting atmosphere. The modern fitted kitchen breakfast room is both stylish and practical, complete with a useful pantry, a convenient utility room, and a downstairs cloakroom, making it ideal for family living.

The home boasts three generously sized double bedrooms, each designed to offer comfort and tranquillity. These rooms are well-serviced by an ultra-modern bathroom, which includes a separate double shower cubicle, ensuring that family routines are both efficient and enjoyable.

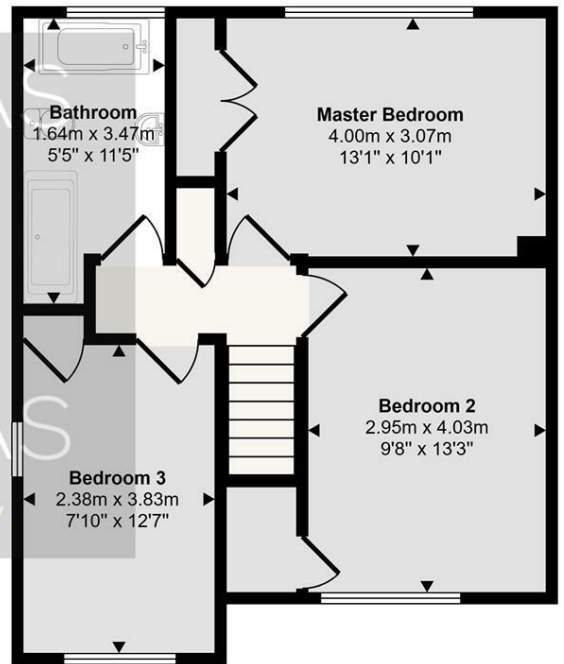
Outside, the property features ample driveway parking, a significant advantage for families and guests alike. The enclosed garden is perfect for outdoor activities, complete with a family patio area that invites you to enjoy al fresco dining or simply relax in the fresh air.

- Modern semi-detached family home
- Backs onto Wotton Brook, providing a sense of privacy
- Spacious lounge diner, flooded in natural light,
- Modern fitted kitchen breakfast room with utility
- Three generously sized double bedrooms
- Ultra-modern bathroom, which includes a separate double shower cubicle

Approx Gross Internal Area  
113 sq m / 1220 sq ft



Ground Floor  
Approx 65 sq m / 703 sq ft

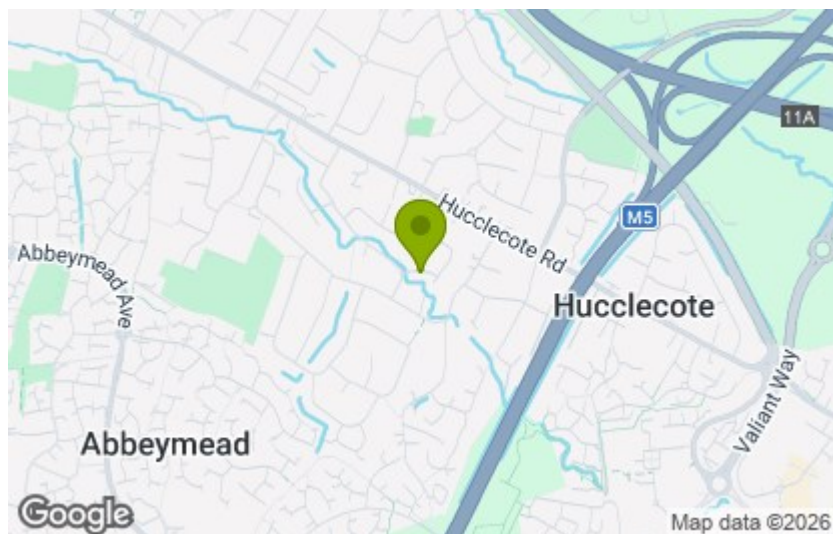


First Floor  
Approx 48 sq m / 517 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 68      | 78        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.