



18 Millbrook Street, Gloucester, Gloucestershire, GL1 4BG

£165,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

This charming two-bedroom mid-terraced home is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, young professionals, or investors seeking a straightforward move.

Situated in a popular residential area of Gloucester, this well-proportioned period property provides comfortable, low-maintenance living with plenty of character.

The ground floor accommodation flows nicely and includes a welcoming hallway leading to a versatile living room/office, another spacious living/dining room, a practical kitchen, and a compact bathroom.

Upstairs, the first floor landing gives access to two good-sized double bedrooms, offering ample space for relaxation or home working.

Outside, the property benefits from a private rear garden, perfect for outdoor seating, gardening, or simply enjoying the fresh air.

This home represents excellent value in a convenient Gloucester location, with easy access to local amenities, shops, schools, transport links, and the city's historic attractions. Early viewing is highly recommended to avoid disappointment!

### Agents Note.


Freehold  
EPC Rating: C71  
Gloucester Council Band: A  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

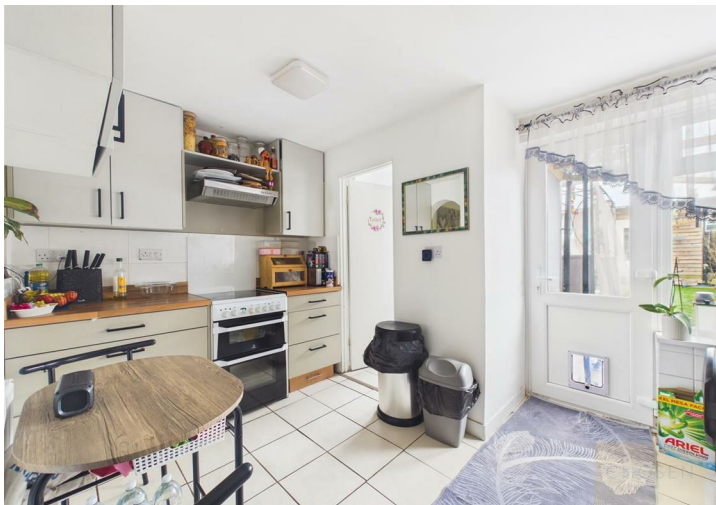
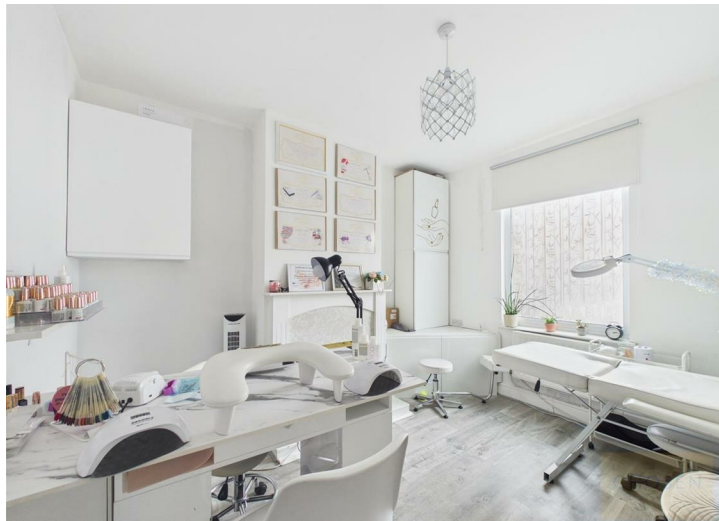
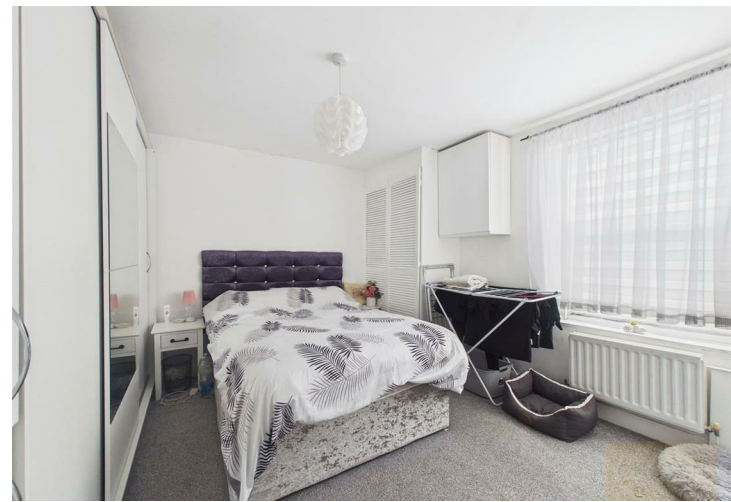
### Flood Risk:

Rivers & Seas: Very Low  
Surface Water: Very Low

- Two Bedroom Home
- Fantastic BTL Opportunity With Tenant In Situ
- No Onward Chain
- Two Reception Rooms
- Two Double Bedrooms
- Private Rear Garden
- EPC Rating C71
- Council Tax Band: A

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

746 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

