



18 Millbrook Street, Gloucester, Gloucestershire, GL1 4BG

£170,000

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





Floor 0



Floor 1

Approximate total area⁽¹⁾
746 ft²

(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.

