



2 Miller Close, Gloucester, GL2 0XT

£1,100 (From) Per Calendar Month

Thomas & Thomas property are excited to be marketing this lovely two bedroom terraced house, located on the Greyhound Estate in Longlevens, Gloucester. The property will be let on an unfurnished basis, and comprises of an entrance hall, living room, modern fitted kitchen with appliances and access to the rear garden. Upstairs is a modern fitted bathroom with a dual shower over the bath, double bedroom with wardrobes and a single bedroom with storage cupboard that houses immersion tank to the rear aspect. It is warmed via gas central heating, double glazed, offers off road parking and is available from Early January 2025

- Modern Two Bedroom House
- Hard Floor throughout downstairs
 - Beautifully finished kitchen
- Modern Bathroom with Dual Shower over Bath
 - Gas Central Heating
 - Parking

Approx Gross Internal Area
50 sq m / 540 sq ft



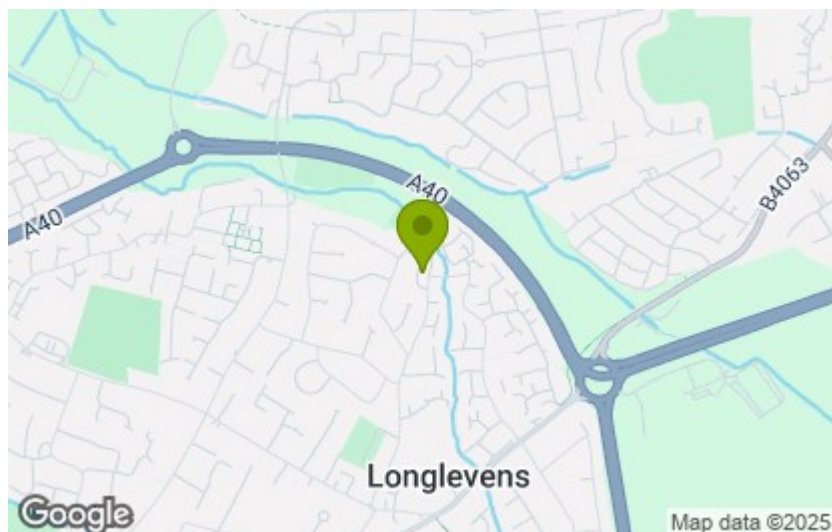
First Floor
Approx 23 sq m / 246 sq ft

Ground Floor
Approx 27 sq m / 293 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		92
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.