



## 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.

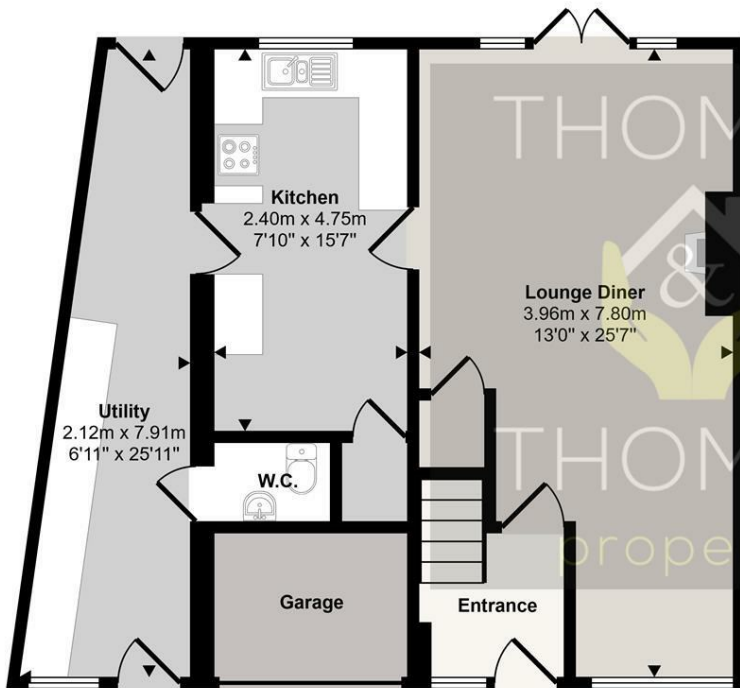
Upon entering, you are welcomed into a spacious lounge diner, which features a lovely feature fireplace and patio doors that invite an abundance of natural light, creating a warm and inviting atmosphere. The modern fitted kitchen breakfast room is both stylish and practical, complete with a useful pantry, 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 tranquility. These rooms are well-served by an ultra-modern bathroom, which includes a separate double shower cubicle, ensuring that family routines are both efficient and enjoyable.

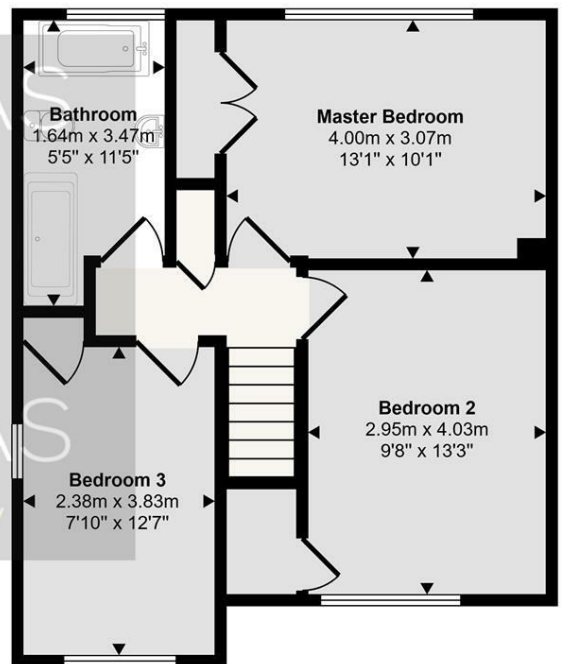
Outside, the property features ample driveway parking, a significant advantage for families and guests alike. The enclosed garden is perfect for outdoor activities, complete with a family patio area that invites you to enjoy al fresco dining or simply relax in the fresh air.

- 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

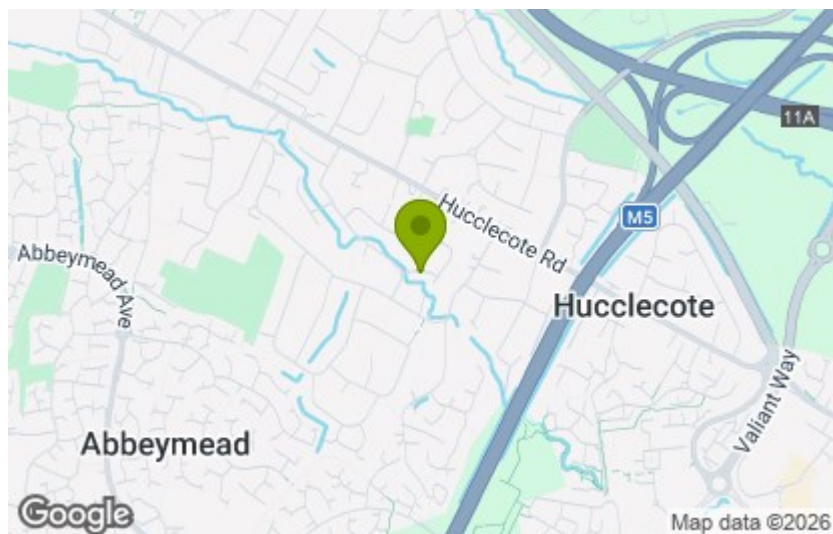


**First Floor**  
Approx 48 sq m / 517 sq ft

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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