



22 Millstone Way, Gloucester, GL1 5QW

Asking Price £285,000

Stunning end-terrace house presents an exceptional opportunity for modern living. This semi-detached home is designed for low maintenance, making it ideal for busy families or professionals. Conveniently located just outside the city centre on the south side, residents will enjoy easy access to Gloucester's vibrant amenities, including shops, schools, and parks.

Upon entering, you will be greeted by a spacious and light-filled entrance hall. The contemporary design flows seamlessly throughout the home, creating an inviting atmosphere comprising a fitted open plan kitchen diner leaving the living room to spread across the back overlooking & seamlessly leading out onto the garden. The upper floor boasts three generously sized bedrooms, each designed with comfort in mind. The master bedroom features a private en suite, while the remaining bedrooms share a well-appointed family bathroom & down stairs cloakroom, ensuring ample space for family living.

The enclosed garden offering a private sanctuary for the whole family to enjoy. Recently laid with a new patio, it provides an excellent space for outdoor gatherings, barbecues, or simply unwinding in the fresh air.

Additionally, the property benefits from a driveway that accommodates parking for two cars, a valuable feature in this sought-after area. This home is not just a place to live; it is a lifestyle choice that combines modern convenience with comfort. Don't miss the chance to make this exceptional property your new home.

- Stunning end-terrace house
- Access to Gloucester's vibrant amenities
- Open plan fitted kitchen diner
 - Three family bedrooms
- Bathroom, en-suite & Cloakroom
- Private garden & driveway for 2 cars

Approx Gross Internal Area
86 sq m / 930 sq ft



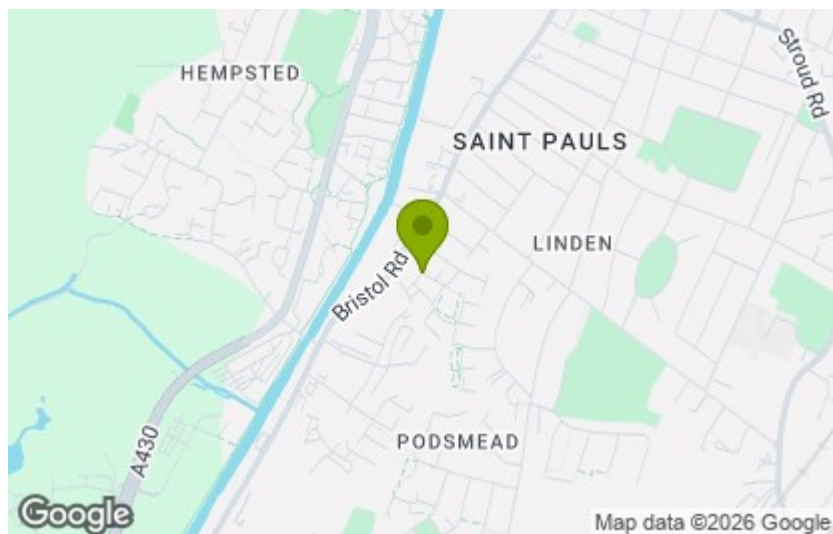
Ground Floor
Approx 43 sq m / 461 sq ft

First Floor
Approx 44 sq m / 469 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		96
(81-91) B	84	
(69-80) C		
(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



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