



67 Millbrook Street, Gloucester, GL1 4BP

Offers Over £250,000

An exciting opportunity to acquire a generously proportioned home, offering approximately 1,742 sq ft of accommodation and superb potential for modernisation. Ideal for buyers looking to create a home tailored to their own tastes and requirements, the property offers well-balanced living space with plenty of scope to update, improve and add value.

The ground floor comprises a kitchen, separate utility room, dining room and two reception rooms, providing flexible space for both everyday living and entertaining. There is also a garage, offering useful storage or further potential, subject to the necessary consents.

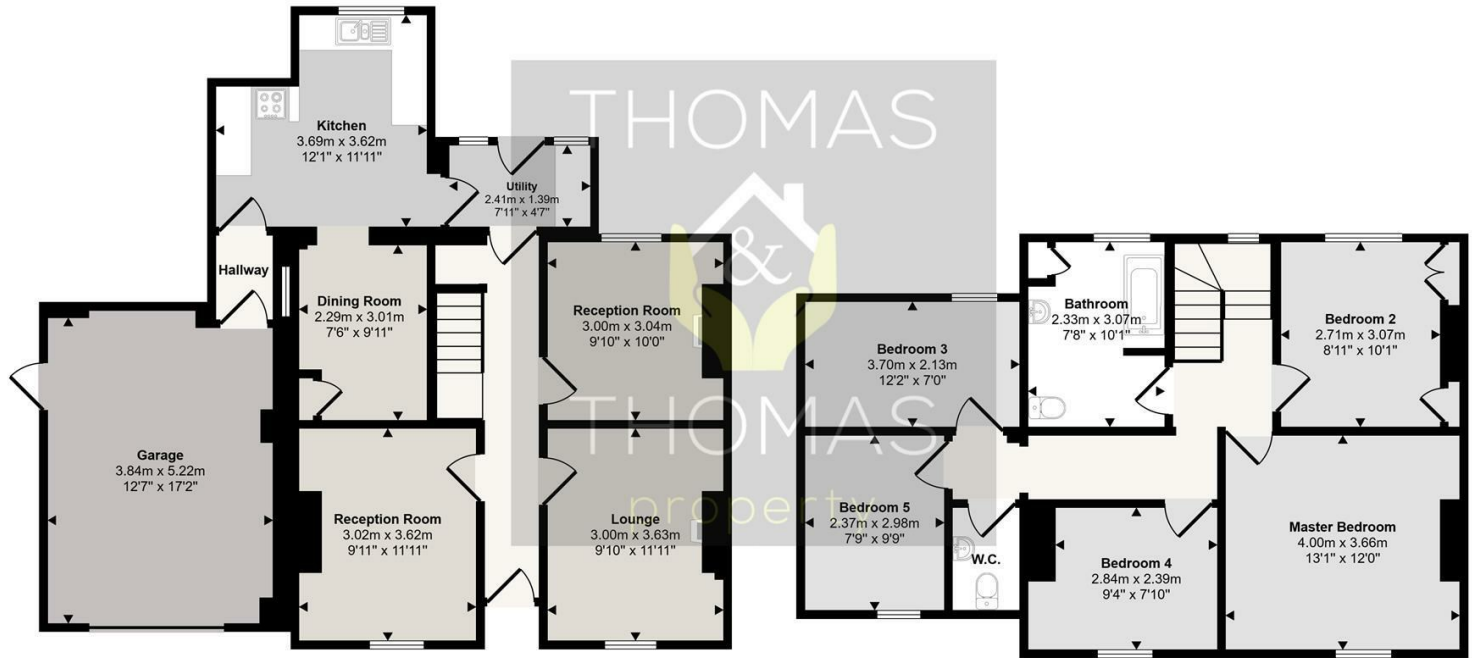
To the first floor are five bedrooms, a bathroom and a separate WC, providing ample accommodation for families or those requiring additional space for home working.

While the property would benefit from a programme of modernisation, its generous layout and versatile accommodation present an excellent opportunity for purchasers seeking a rewarding project.

Early viewing is highly recommended to appreciate the space, potential and possibilities this property has to offer.

- Five Bedrooms
- Three Reception Rooms
 - Garage
 - Parking
- Private Garden
- Chain Free

Approx Gross Internal Area
162 sq m / 1742 sq ft



Ground Floor
Approx 91 sq m / 975 sq ft

First Floor
Approx 71 sq m / 767 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		
(81-91) B		
(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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