



**11 Milford Close, Longlevens, GL29HH**

**Offers Over £240,000**

Thomas and Thomas are pleased to present this immaculate two bedroom home located in a quiet cul de sac in Longlevens with off road parking and a garage.

Briefly comprising of: Entrance hall, kitchen with integrated appliances and lounge / diner with ample space for a dining table. Upstairs there are two bedrooms and a family bathroom with shower over bath.

Outside is a very well presented garden with patio and grass area, garage with side access and two allocated parking spaces. This would make the ideal investment or first home.

- Two Bedrooms
- Modern Throughout
- Garage With Parking
  - Cul-De-Sac
  - Enclosed Garden
- Longlevens Location



Approx Gross Internal Area  
55 sq m / 593 sq ft



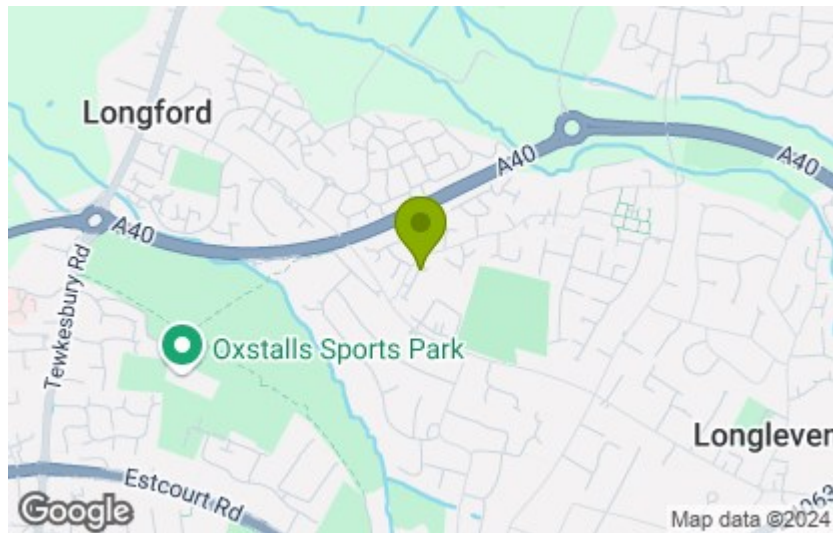
Ground Floor  
Approx 27 sq m / 295 sq ft

First Floor  
Approx 28 sq m / 298 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>	<b>88</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>	<b>70</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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