Murdock & Wasley
ESTATE AGENTS



10 Nicholls Way

Gloucester, GL1 3FD

£375,000

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Murdock and Wasley are proud to present this well-presented three bedroom semi-detached home. Nestled in popular Kingsholm, this property is close to Gloucester City Centre and also benefits hugely from transport links being near Gloucester bus station and Gloucester train station.

Downstairs you will find a spacious and light living room, downstairs W/C, modern open plan kitchen diner, with doors leading out onto the landscaped rear garden.
Upstairs, you will find three bedrooms with en suite to master and a spacious family bathroom.
To the front of the property there is a driveway with space for multiple vehicles.

This property also boasts a 10-year NHBC building warranty, started in May 2022 and is valid until May 2032.

Viewings are highly recommended.







Entrance Hall
Accessed via composite front door, power points, radiator, lvt flooring, stairs leading to first floor, doors leading to:

Living Room
Tv point, power points, radiator, upvc double glazed window with front aspect.

WC
Low Level WC, hand wash basin with mixer tap over, radiator, frosted upvc window.

Kitchen Diner
Range of base, wall and drawer mounted units, one and a half bowl sink unit with drainer and mixer tap over. Appliance points, power points, four ring electric hob with extractor hood over, integral double oven and dishwasher, space for washing machine, radiator, upvc double glazed window with rear aspect. Space for dining table, storage cupboard, UPVC double glazed patio doors leading to enclosed private garden.

Bedroom One
Tv point, Power points, radiator, built in wardrobes, door leading to en suite, upvc double glazed window with front aspect.

En Suite
Suite comprising, walk in shower cubicle with shower off the mains, low level WC, hand wash basin with mixer tap over, heated towel rail, partly tiled walls.

Bedroom Two
Power points, radiator, upvc double glazed window with rear aspect.

Bedroom Three
Power points, radiator, upvc double glazed window with rear aspect.

Bathroom
Suite comprising, panelled bath with shower off the mains over and mixer tap above, low level WC, hand wash basin, heated towel rail, partly tiled walls, upvc frosted window.

Outside
To the front, the property enjoys an attractive approach with a paved pathway leading to the entrance, complemented by established planting. A generous tarmac driveway to the side provides ample off-road parking and gated access towards the rear.
The enclosed rear garden is a particularly appealing feature, offering a generous lawn bordered by timber fencing and an extensive paved patio, creating an ideal space for outdoor dining, entertaining and relaxation. French doors provide direct access from the property onto the patio, while gated side access completes this practical and family-friendly outdoor space.

Local Authority
Gloucester City Council
Council Tax Band C

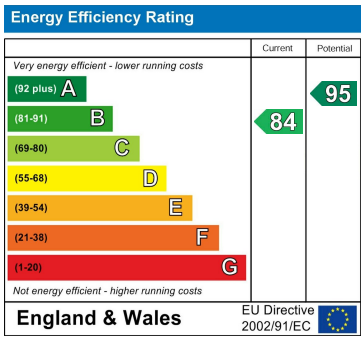
Services
Mains Gas, Water, Electricity and Drainage

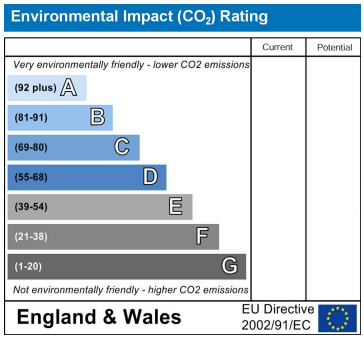
Tenure And Charges
Freehold

Estate Management Charge £236.11 Per Annum

Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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