



## 15 Norman Ball Way , Gloucester, GL1 3QL

**£350,000**



For Sale With No Onward Chain

Murdock and Wasley are proud to present this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, and investors alike.

The ground floor comprises a welcoming entrance hall, a convenient WC, a modern fitted kitchen, and a generous lounge/dining room providing the perfect space for both relaxing and entertaining. French doors allow natural light to flood the room and create a seamless connection to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom, providing comfortable living space for the whole family.

Externally, the home benefits from off-road parking, a garage, and an enclosed rear garden.



### Porch

Accessed via upvc double glazed door, upvc double door leading to hallway.

### Entrance Hall

Power points, LVT flooring, radiator, stairs leading to first floor, doors leading to:

### WC

Low level WC, wash hand basin with dual tap above and storage below, heated towel rail, partly tiled walls, front aspect double glazed frosted upvc window.

### Kitchen

Range of base, wall and drawer mounted units, one and a half sink bowl unit with drainer and mixer tap over, appliance points, power points, space for oven, dishwasher and fridge freezer, heated towel rail, partly tiled walls, rear aspect upvc double glazed window, side aspect upvc door leading to rear garden.

### Lounge Diner

Tv point, power points, radiator, electric fireplace, upvc double glazed window with front aspect, upvc double glazed patio doors leading to rear garden.

### Bedroom One

Tv point, powerpoint, radiator, upvc double glazed window with front aspect, built in wardrobes.

### Bedroom Two

Tv point, powerpoint, radiator, upvc double glazed window with rear aspect, built in wardrobes.

### Bedroom Three

Tv point, powerpoint, radiator, upvc double glazed window with front aspect.

### Bathroom

Suite comprising step in shower cubicle with shower off the mains over, low level wc, vanity hand wash basin with mixer taps over and storage below, heated towel rail, tiled walls, frosted upvc double glazed upvc window with rear aspect.

### Outside

Externally, this attractive home enjoys excellent kerb appeal, set back from the road behind a substantial block-paved driveway providing ample off-road parking and access to the integral garage.

To the rear, the property boasts a beautifully maintained and established garden. A generous paved patio provides the perfect space for al fresco dining and summer entertaining, whilst the expansive lawn is bordered by mature flower beds, colourful planting, and well-stocked borders.

The garden enjoys a high degree of privacy, Combining attractive landscaping with practical outdoor living.

### Tenure

Freehold

### Services

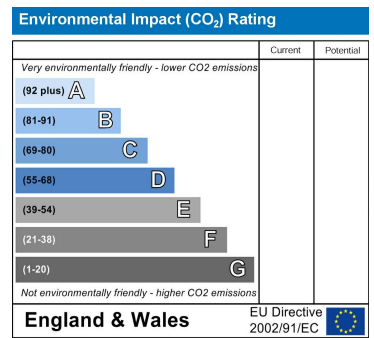
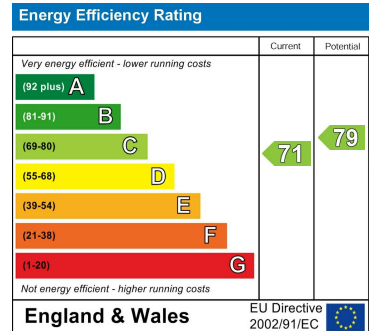
Mains water, gas, electricity and drainage.

### Local Authority

Gloucester City Council  
Council Tax Band C

### 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.



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

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