



## 8 Nicholls Way

Gloucester, GL1 3FD

**Offers in excess of £490,000**



We are delighted to bring to the market this beautifully presented detached home, ideally situated in a prime and sought-after location within easy reach of the city centre. This exceptional property, complete with a converted garage, ample parking, and a remaining NHBC warranty, showcases modern living at its finest.

With an exceptional Grammar school within walking distance, Gloucester Rugby & a variety of excellent amenities we anticipate this to be popular.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, laminate flooring, stairs to first floor, doors leading to lounge, cloakroom & open plan kitchen/diner, storage cupboard.

### Cloakroom

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, radiator, laminate flooring, extractor fan.

### Lounge

Upvc double glazed windows to front, television point, radiator, power points.

### Open Plan Kitchen/Diner

Upvc double glazed windows to rear & Upvc double glazed french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate induction hob & hood, built in fridge/freezer & dishwasher, breakfast bar, laminate flooring, power points, laminate flooring, under stairs storage cupboard, radiator. Door too:

### Utility Room

Double glazed door to side, base level units with roll edge work tops, sink/drain, plumbing & space for washing machine & tumble dryer, power point, laminate flooring.

### First Floor Landing

Accessed to loft via hatch, radiator, airing cupboard, doors to all rooms.

### Bedroom 1

Upvc double glazed windows to front, radiator, power points, built in wardrobes, door to:

### En-Suite

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, laminate flooring, extractor fan.

### Bedroom 2

Upvc double glazed windows to front, radiator, power points.

### Bedroom 3

Upvc double glazed windows to rear, radiator, power points.

### Bedroom 4

Upvc double glazed windows to rear, radiator, power points.

### Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, heated towel rail.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, cold water tap, gated side access, door to:

### Garage

Up & over with power & lighting.

### Tenure

Freehold. The owner informs us there is a management service charge of £150 per year.

### Services

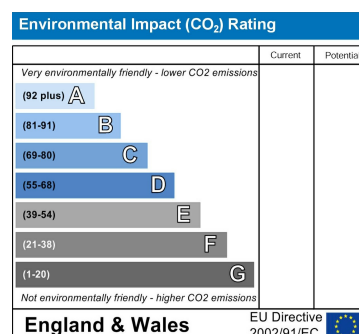
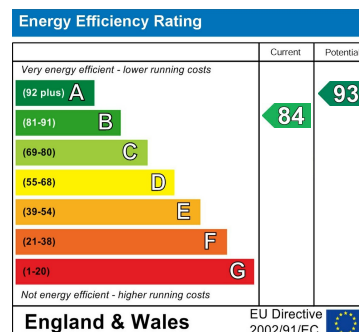
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band E

### Awaiting Vendor Approval

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

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