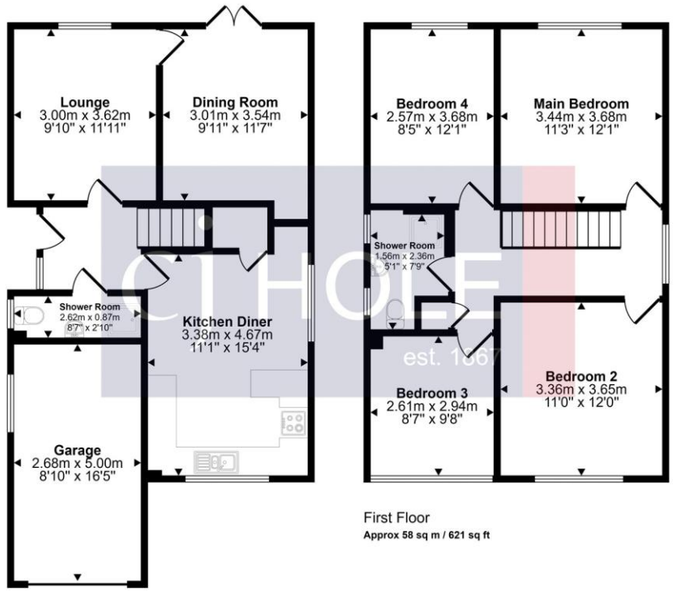
Approx Gross Internal Area
121 sq m / 1298 sq ft



First Floor
Approx 58 sq m / 621 sq ft

Ground Floor
Approx 63 sq m / 677 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.



Additional Information



Hucclecote Sales
5 Silverdale Parade, Hillview Road
Hucclecote, GL3 3LA
t: **01452 619777**
e: hucclecote@cjhole.co.uk

www.cjhole.co.uk

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(ii) no person in the employment of C & T Residential trading as CJ Hole has any authority to make or give any representation or warranty whatever in relation to this property



Mandara Grove, Abbeydale, GL4

Asking Price: £325,000 Freehold

Set at the end of a no through road is this deceptively spacious four bedroom detached home. This property offers a fantastic opportunity for those looking to create their forever family home.

Internally, the accommodation comprises an entrance hall, a spacious living room, a light and airy kitchen, separate dining room and a downstairs cloakroom. To the first floor there are three double bedrooms, a single bedroom and a family bathroom.
Outside, the property benefits from a large driveway providing ample off-road parking, an integral garage, and a generous rear garden offering further potential and plenty of space for families to enjoy.

Although the property would benefit from modernisation throughout, it is conveniently located close to a range of local amenities, schools, and bus routes.

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Freehold

www.cjhole.co.uk

Mandara Grove, Abbeydale, GL4

Asking Price: £325,000











Entrance Hall Mattwell, glass panelled window and wooden front door, radiator, stairs to first floor and doors to living room, kitchen/breakfast room and downstairs shower room

Shower Room Walk-in shower cubicle, low-level WC, pedestal hand wash basin, single glazed window to side aspect and heated towel rail

Kitchen/breakfast room A range of eye and base level units, sink and drainer, space for electric cooker, plumbing for washing machine, space for fridge/freezer, space for tumble dryer, understairs storage cupboard, single glazed window to side aspect and window to front aspect

Living room Fitted carpet, radiator, single glazed wooden window to rear aspect and door to dining room

Dining Room Fitted carpet, radiator and single glazed French wooden doors to rear garden

Landing Fitted carpet, stairs to ground floor, single glazed wooden window to side aspect and loft hatch

Main bedroom Fitted carpet, radiator and single glazed window to rear aspect

Bedroom two Fitted carpet, radiator and single glazed window to front aspect

Bedroom Three Fitted carpet, radiator and single glazed window to front aspect

Bedroom Four Fitted carpet, radiator and single glazed window to rear aspect



Shower Room Three piece suite consisting of: shower cubicle, low-level WC and hand wash basin. Two windows to side aspect

Front Garden Open plan: driveway parking, paved pathway to entrance hall and gated rear access

Rear Garden Enclosed by timber fencing, paved patio, pathway to gated side access and French doors to dining room

Garage Up and over door to front (damaged), wall mounted gas boiler, window to side aspect and power and light connected

Material Information Please use the QR code to open the material information

Council Tax Band D

Referrals We always refer sellers to Montpellier Legal, Harvey Baker solicitors or RedKite Law solicitors and The Mortgage Brain. It is your decision whether you choose to deal with Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and The Mortgage Brain. Should you decide to use Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and The Mortgage Brain you should know that we would receive a referral fee of £100 from them for recommending you to them.
We are required by law to conduct anti-money laundering checks on all those selling or buying a property, the initial checks are carried out on our behalf by Lifetime Legal. This costs £55 (incl. VAT) which is paid directly to Lifetime Legal and is non-refundable.

Material Information