



**Mandara Grove, Abbeydale, Gloucester,  
GL4 5XT**

Freehold

**£250,000**

**41 Mandara Grove, Abbeydale,  
Gloucester, Gloucestershire, GL4 5XT**

**£250,000**

Freehold. Council Tax Band B



**3 Bedrooms**



**2 Bathrooms**



**1 Receptions**

#### Features

- \* NO ONWARD CHAIN
- \* THREE BEDROOMS
- \* CONSERVATORY
- \* REAR GARDEN
- \* REQUIRES MODERNISING
- \* CUL DE SAC LOCATION
- \* CLOSE TO AMENITIES
- \* EPC D COUNCIL TAX B

#### Michael Tuck Estate and Letting Agents

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#### The Property

\*\*\* NO ONWARD CHAIN, THREE BEDROOM SEMI DETACHED HOUSE, CLOSE TO AMENITIES \*\*\* Three bedroom semi detached house offered to the market CHAIN FREE! This property presents itself as an ideal opportunity to any buyer who's willing to put their own stamp on it. Internally the property consists of; entrance hallway, lounge/diner, shower room, conservatory and kitchen. Upstairs you'll find three bedrooms and a bathroom. Externally the property consists of; Rear enclosed garden, off road parking and a single garage. Property for sale through Michael Tuck Estate Agents. Potential rental value of £1295pcm once works carried out. Please contact Michael Tuck Lettings in Abbeymead for more details. To arrange a viewing call us today on 01452 612020.

#### Entrance Hallway

**Shower Room** 9' 6" x 3' 4" (2.89m x 1.02m)

**Lounge/Diner** 19' 8" x 9' 2" (5.99m x 2.79m)

**Kitchen** 9' 3" x 5' 5" (2.82m x 1.65m)

**Conservatory** 8' 5" x 7' 4" (2.56m x 2.23m)

#### First Floor Landing

**Bedroom 1** 9' 7" x 10' 0" (2.92m x 3.05m)

**Bedroom 2** 10' 4" x 8' 5" (3.15m x 2.56m)

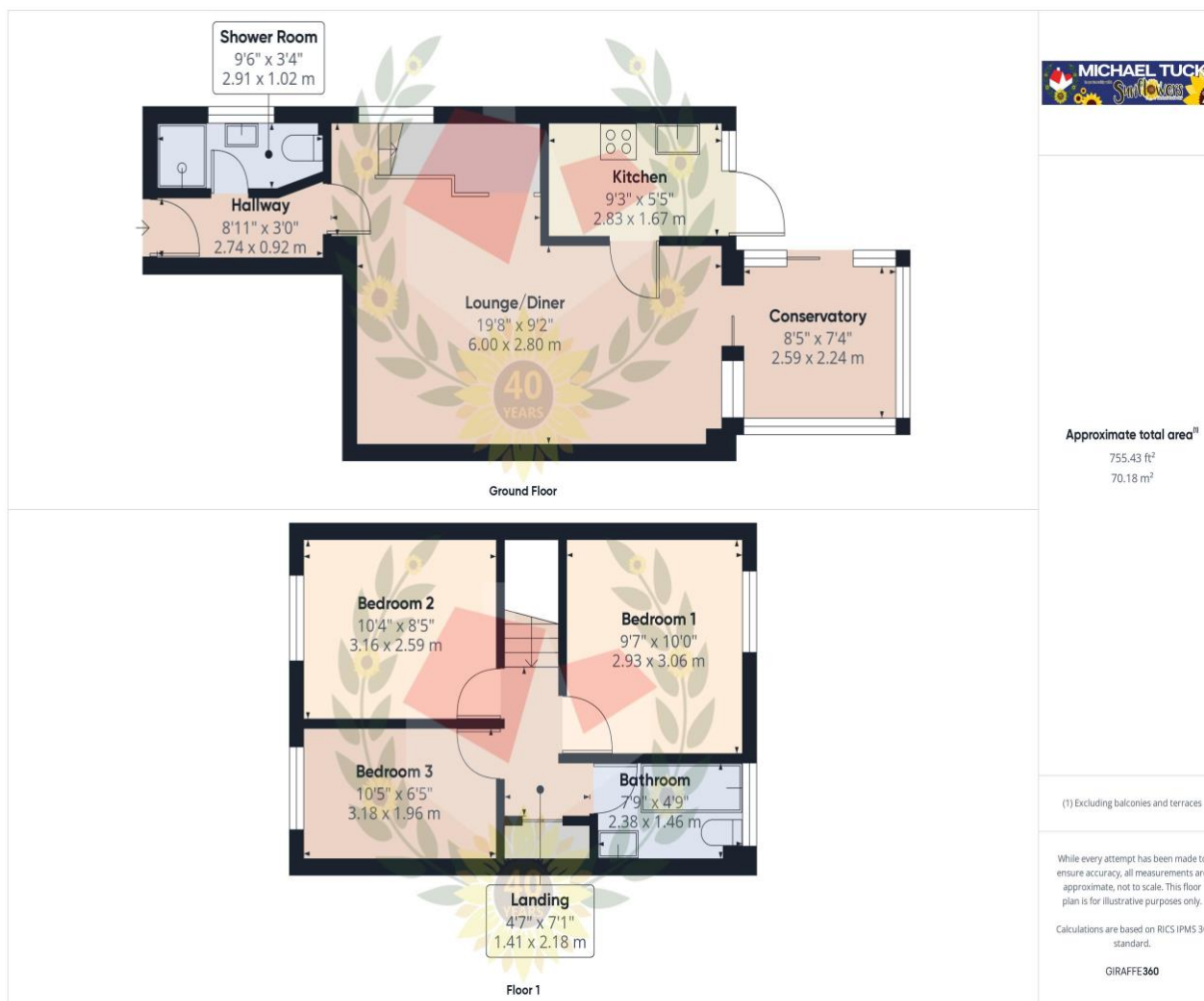
**Bedroom 3** 10' 5" x 6' 5" (3.17m x 1.95m)

**Bathroom** 7' 9" x 4' 9" (2.36m x 1.45m)









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