



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

**Offers Over £260,000**

Thomas and Thomas are pleased to present this modern three bedroom, semi detached family home which has been heavily updated by the current owners. Located in a quiet cul-de-sac in Abbeydale, this would make the ideal family home.

Comprising of: Porch with plenty of storage leading through to the open plan lounge / dining / kitchen area. The modern kitchen has space for washing machine and fridge freezer, and comes with integrated cooker and separate hob.

Upstairs are three good sized bedrooms and a modern family bathroom with shower over bath.

Outside is a private enclosed garden with decking and grassed area. The property also benefits from a garage and off road parking for one car.

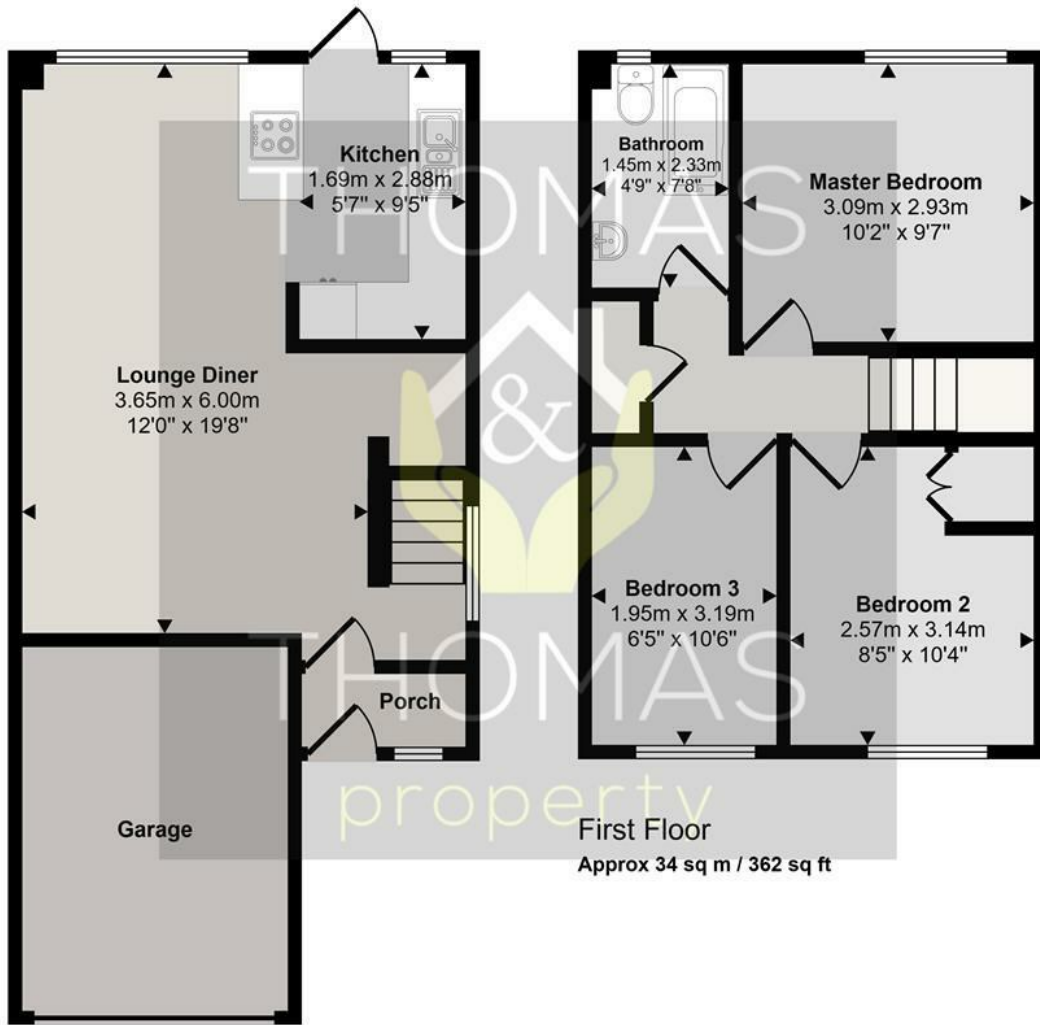
- Three bedrooms
- Semi Detached
- Immaculate Throughout
- Modern Kitchen & Bathroom
  - Garage
  - Off Road Parking



PROTECTED

PROTECTED

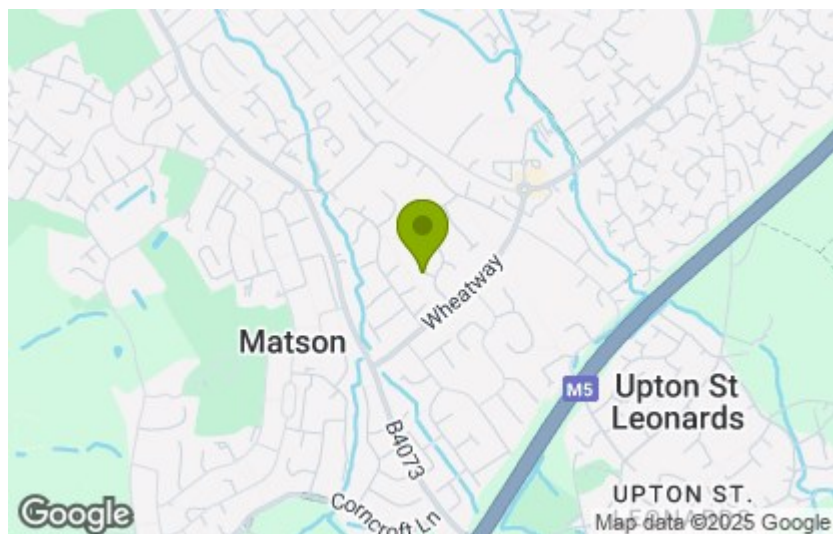
Approx Gross Internal Area  
75 sq m / 803 sq ft



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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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