



## Springleaze, Mangotsfield

- Extended semi-detached family home
- Three reception
- Family bathroom & cloakroom
- Timber framed workshop and Garden room
- Sought after location
- Three bedrooms
- Modern fitted kitchen
- Fantastic south facing garden
- Garage and driveway
- Close to amenities of Mangotsfield & Downend

**Asking Price £425,000**

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# Springleaze, Mangotsfield

## DESCRIPTION

A fantastic semi-detached bay fronted extended family home displayed throughout in excellent condition. Comprising in brief: 3 bedrooms, 3 receptions, cloakroom, modern fitted kitchen and bathroom. Lovely south facing rear garden with workshop & garden room, garage & driveway. Sought after location close to all amenities.

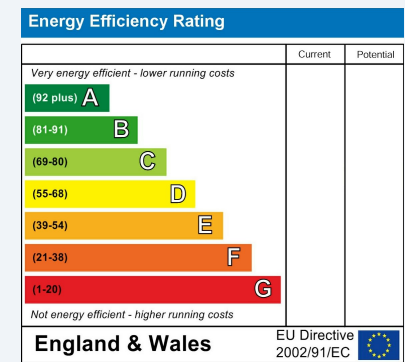






## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



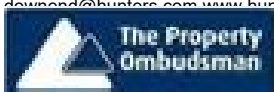
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

10 Badminton Road, Downend, BS16 6BQ  
Tel: 0117 956 1234 Email:  
downend@hunters.com www.hunters.com



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