



Shaw Close, Mangotsfield

- Bellway homes built detached
- Four bedrooms
- Superb modern kitchen/breakfast room
- Utility & cloakroom
- Double garage & 4 car driveway
- Quiet cul-de-sac within popular small development
- Lounge & dining room
- Office
- Modern re-fitted bathroom & en-suite
- No onward chain

Asking Price £525,000

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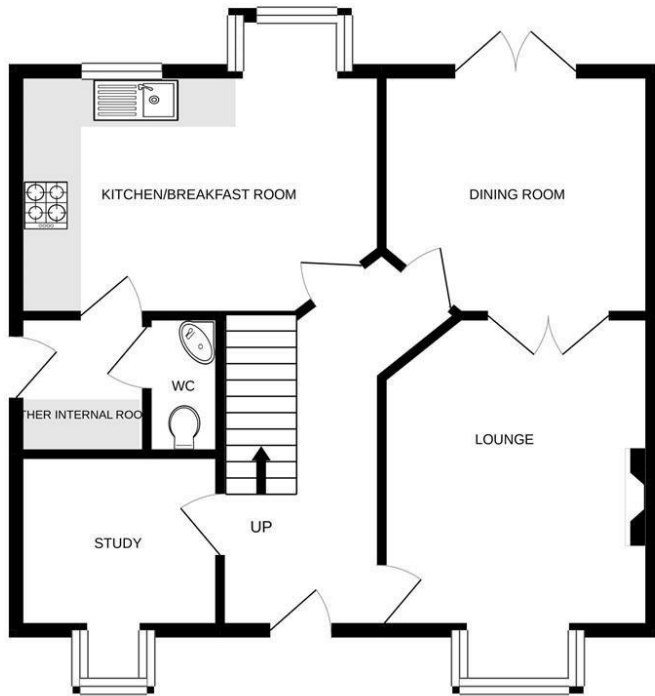
DESCRIPTION

Positioned within secluded cul-de-sac on this popular small development this very well presented 4 bed modern detached family home. Benefiting from having recently replaced modern kitchen/breakfast room, bathroom & en-suite. Further comprising: lounge, dining room, office, utility & cloakroom, double garage & 4 car drive. NO CHAIN.

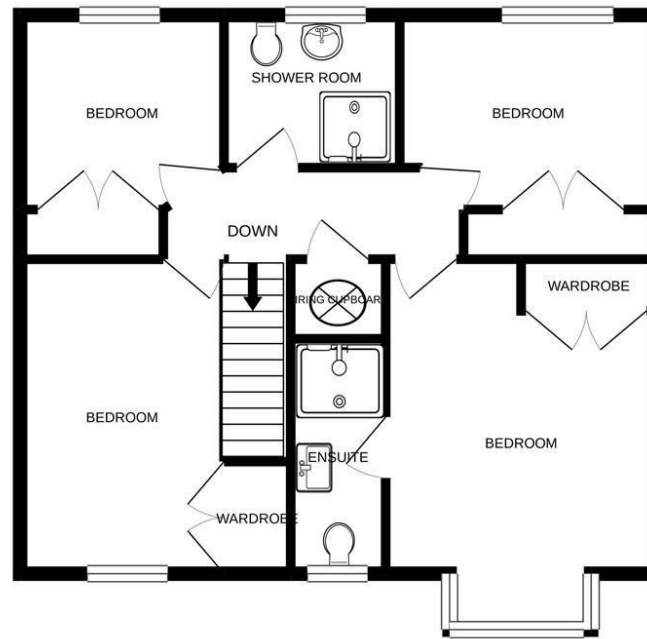




GROUND FLOOR
57.2 sq.m. (615 sq.ft.) approx.



1ST FLOOR
56.2 sq.m. (605 sq.ft.) approx.



TOTAL FLOOR AREA : 113.4 sq.m. (1220 sq.ft.) approx.
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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.

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

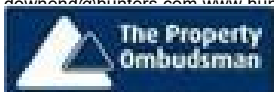
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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