

Springleaze, Mangotsfield

- Extended semi-detached family house
- 4 bedrooms (master with en suite)
- Modern bathroom suite
- Mainly laid to lawn rear garden
- Viewing highly recommended

£500,000

- Super condition throughout
- Open plan kitchen/diner
- Garage & off street parking
- Gas central heating & uPVC double glazed windows

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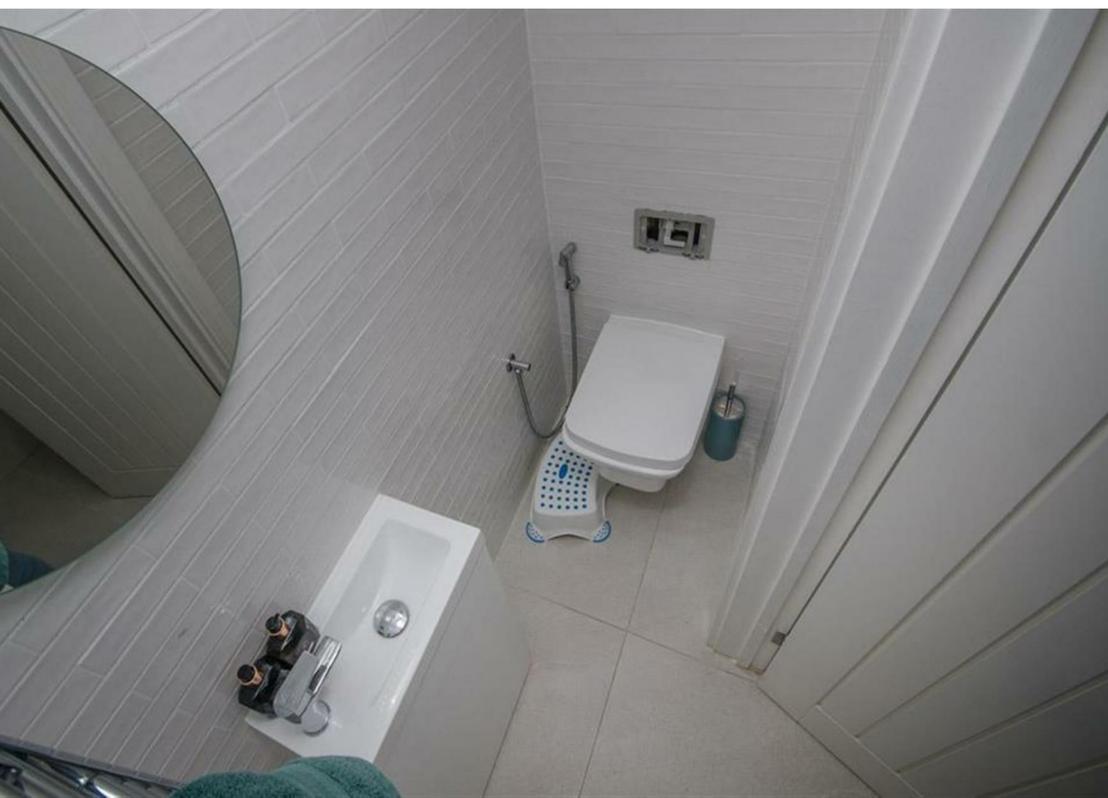
HERE TO GET *you* THERE

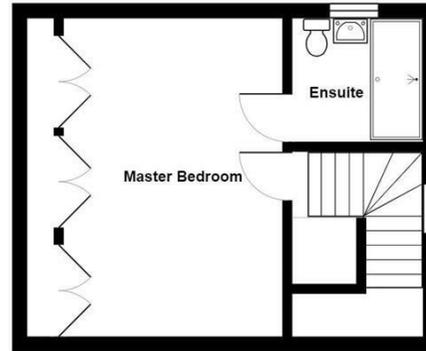
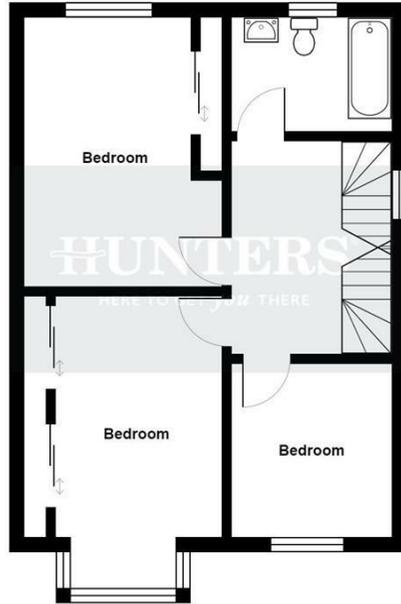
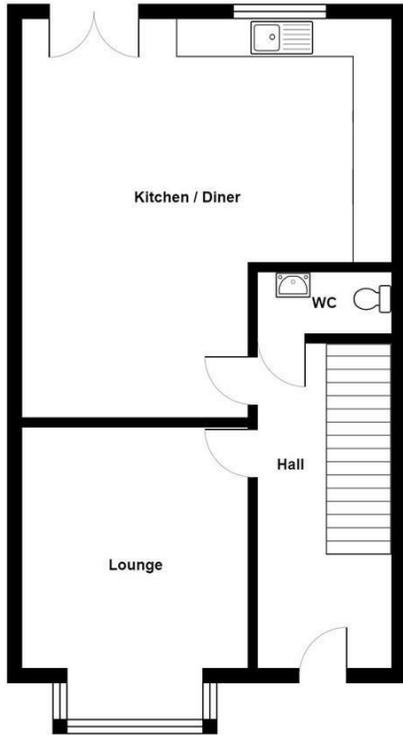
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DESCRIPTION

A well maintained and extended semi-detached family home comprising; entrance hall, cloakroom, lounge, well appointed kitchen/diner, bathroom & 4 bedrooms (master with en suite). Other benefits include; gas c/h, uPVC d/glazing, security alarm, garage, off street parking & lawned rear garden.







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		60	
(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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