



25 Mandara Grove, Abbeydale GL4 5XT
£330,000



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• Detached house • Well presented throughout • Close to local schools and amenities • Ample off road parking • Cul-de-sac location • Landscaped garden • New windows throughout • Downstairs WC • Gloucester City Council - Tax band C (£1990.01 2025/2026) • EPC rating C70

£330,000



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

hucclecote@naylorpowell.com

www.naylorpowell.com

Entrance Hall

Door to Kitchen/Dining Room, door to Living Room, door to;

WC

WC, hand wash basin, understairs cupboard.

Kitchen/ Dining Room

Double-glazed windows to front elevation, radiator, a range of matching wall and base units with worktops over, stainless steel one-bowl sink with drainer unit, four-ring gas hob with extractor fan, integrated fridge freezer, integrated oven, integrated dishwasher, door to;

Living Room

French doors to the rear garden, fireplace, radiators, and stairs to the first floor.

First Floor Landing

Grants access to all upstairs accommodations and built-in storage cupboard.

Bedroom One

Double-glazed window to front elevation, radiator, built-in storage and wardrobe.

Bedroom Two

Double-glazed window to rear elevation, radiator.

Bedroom Three

Double-glazed window to rear elevation, radiator.

Shower Room

Double-glazed obscure window to front elevation, WC, heated towel rail, handwash basin, shower cubicle.

Outside

To the front of the property is a brick-paved driveway bordered by decorative gravel and a side access to the rear of the property. At the rear of the property is a low-maintenance lawn with patio seating areas at both ends, a storage shed and raised flower beds.

Location

The ever-popular suburb of Abbeydale is situated on the outskirts of Gloucester City Centre offering various amenities, including a Morrisons supermarket, schooling, and public transport links to include bus routes to Gloucester, Cheltenham and Stroud.. The historic City Centre, including the medieval Cathedral, offers further shops, boutiques, and eateries alongside the recently developed Gloucester Docks and Quays shopping destination. There are also excellent links to the M5 motorway making Bristol, London and Birmingham easily accessible.

Material Information

Tenure: Freehold.

Council Tax Band: Tax Band C

Local Authority and Rates: Gloucester City Council; £1990.01 (2025/2026)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

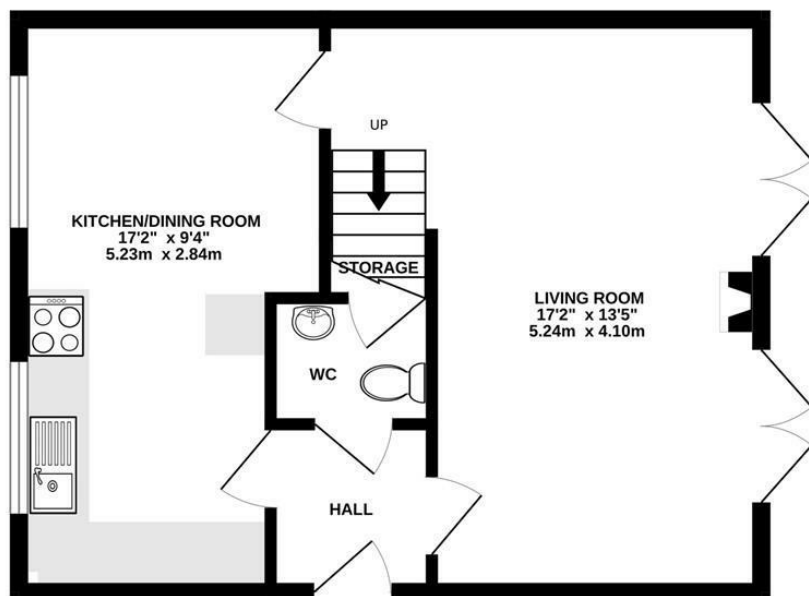
Heating: Gas central heating

Broadband speed: Standard 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

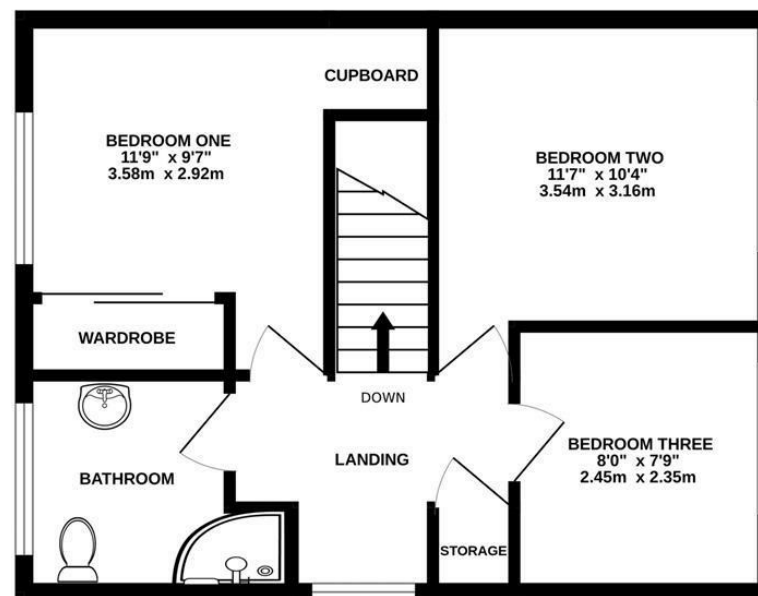
Mobile phone coverage: EE(Likely), Three(Likely), O2(Likely) and Vodafone(Likely)



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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