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Mandelieu

1 Evesham Road, Weston-Sub-Edge
Gloucestershire, GL55 6QJ

Price £325,000 Freehold

Weston-Sub-Edge

Is a pretty north Cotswold village situated just on the edge of the escarpment. Within the centre of the village is the Seagrave Arms public house, the village hall and the Bowling Club. On the southern edge, under the Cotswold Hills is the parish Church of St Lawrence.

Mandelieu

This detached 1970s property has been in the same ownership since it was built and now offers scope for a new owner to completely update and modernise the bright space or reconfigure and extend, subject to the necessary consents. The property benefits from a good size plot with mature garden on three sides, an integral garage, plenty of parking and a further area of garden beyond.



THE ACCOMMODATION

Entrance Hall

A generous central hall with a frosted double glazed front door and windows and a timber staircase to the first floor.

Sitting Room

A bright and spacious room enjoying light from three sides with double glazed painted mullion windows to the front, uPVC double glazed windows to the side and sliding double glazed doors to the conservatory. There is a gas fire within a 1970s tiled hearth to one wall, wall lights, coving and an open access to one corner to the:

Dining Area

Having coving to the ceiling, a uPVC double glazed window and a door back to the entrance hall.

Conservatory

Being single glazed within stained timber frames over a low wall with oak effect vinyl flooring and part glazed doors to the patio and garden beyond.

Kitchen

Fitted with mottled cream drawer and cupboard units with a timber trim under pine effect worksurfaces with an inset stainless steel sink, an electric cooker and fridge, wall cupboards, ceramic tiled splashback, tile effect vinyl flooring, a single glazed mullion window, door to the utility room and garage, a Worcester gas fired combination boiler and sliding double doors at one end to the:

Breakfast Room

With a uPVC double glazed window and a Baxi gas heater.



Side Lobby

With doors to the kitchen, utility room, garage and the front garden.

Utility & Shower Room

Having a vinyl floor, WC, Belfast sink, space with plumbing for a washing machine, a tiled shower area with electric shower, a Baxi gas heater and two windows; one single and one double glazed.

Integral Garage

With tile effect vinyl flooring, a double glazed uPVC window, lights and power, wall and storage cupboard, the electric consumer unit and the white up-and-over garage door onto the driveway.

First Floor Landing

With a loft access hatch and a built-in airing cupboard.

Bedroom One

With a uPVC double glazed window and a range of matching fitted wardrobes and drawers.

Bedroom Two

Having a uPVC double glazed window and a wall hatch to the eaves storage space.

Bedroom Three

Also with a uPVC double glazed window and wardrobes fitted within a recess.

Bathroom

A good sized room fitted with a coloured WC, pedestal wash basin and panelled bath with half height ceramic wall tiling and a frosted uPVC double glazed window.

OUTSIDE

The Front

A raised path leads all around the property and to the front door. The front garden is set

to a well kept lawn edged by mature hedges, shrubs and trees.

The Side

A smaller area with mature trees, fish ponds and an iron gate to the rear.

The Rear Garden

With more mature trees and shrubs around a well kept lawn with a Summerhouse to one side.

Parking

The property offers Parking at the rear and further parking space on the driveway, enclosed behind double iron gates, that leads to the integral garage.

Extra Garden

Just beyond the parking area is a further area of lawn and shrubs with a timber garden shed.

GENERAL INFORMATION

Energy Performance Certificate: Band D

Services

Mains gas, electricity, water and drainage are connected to the property. The central heating system and hot water are provided by the gas fired combination boiler.

Council Tax

Listed in band F resulting in a charge of £2,369.60 for 2018/19, payable to Cotswold District Council.

Fixtures & Fittings

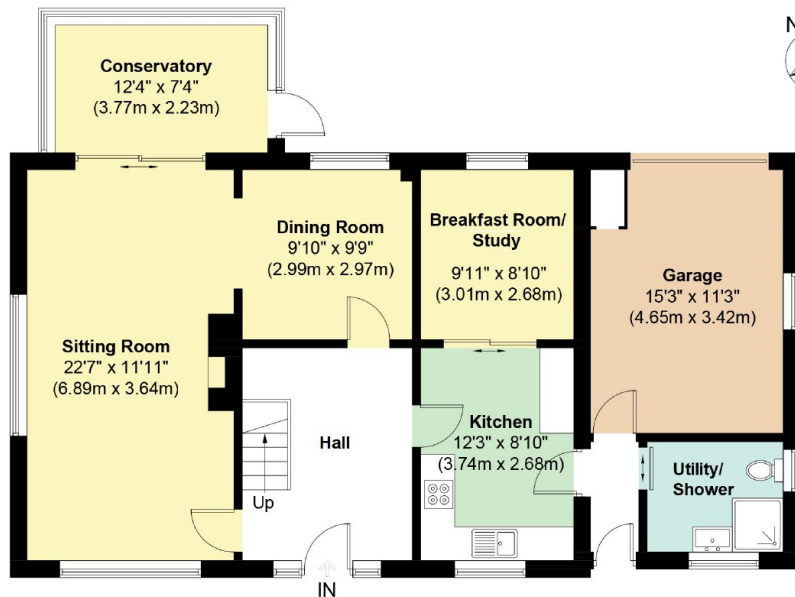
All those fixtures and fittings, as described in these particulars, together with the fitted carpets, curtains and blinds are included in the purchase price, the remainder being expressly excluded.

Reference: C1266/0918.



These sketch plans are not drawn to scale and are provided for information purposes only. They should not therefore be relied upon for any works to be carried out.

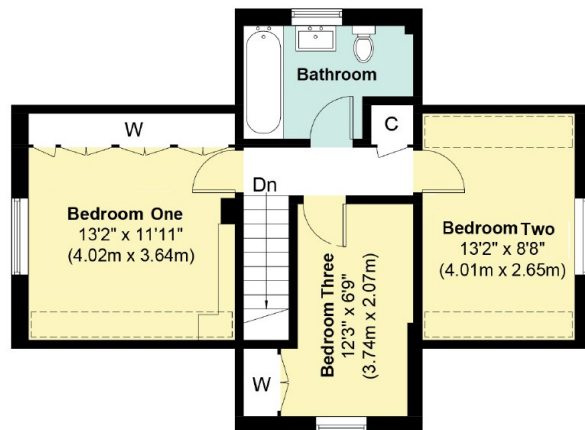
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Ground Floor

Approximate Gross Internal Area = 148.7 sq m / 1601 sq ft
(Including Garage)

= Reduced headroom below 1.5m / 5'0"



First Floor