

HUNTERS[®]

HERE TO GET *you* THERE



Long Road

Mangotsfield, BS16 9HW

£345,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented bay fronted semi-detached property which is conveniently located for the amenities of Downend, Staple Hill and Emersons Green, for many popular schools and for access onto the Avon ring road and Bristol cycle path.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

Page Park and Rodway Common are both situated within easy reach and provide excellent recreational and dog walking space.

The accommodation comprises to the ground floor; entrance hall, lounge with feature fireplace, kitchen/diner cloakroom and study. The well appointed kitchen/diner has uPVC double glazed French doors leading into the rear garden and is very much the heart of the property and creates a wonderful social zone for the family to enjoy.

To the first floor there is a modern family bathroom with an over bath shower and three generous sized bedrooms.

Externally to the front of the property there is an area providing off street parking spaces for three cars, whilst to the rear there is an enclosed low maintenance garden which is laid mainly to artificial lawn.

Additional benefits include; a new roof installed in 2022, gas central heating and uPVC double glazed windows.

An internal viewing appointment is encouraged to full appreciate what this super family home has to offer.

ENTRANCE

Via a half opaque uPVC double glazed door, leading into entrance hall.

ENTRANCE HALL

Double fronted cupboard housing meters and consumer unit, security alarm control panel, under stairs storage cupboard, doors leading into lounge and kitchen/diner.

LOUNGE

15'5" x 10'7" (4.70m x 3.23m)

uPVC double glazed bay window to front,, fireplace housing an electric fire, TV aerial point, radiator.

KITCHEN/DINER

21'9" x 10'6" (6.63m x 3.20m)

uPVC double glazed window to rear, stainless steel circular sink drainer with chrome mixer tap, range of fitted wall and base units, square edged worksurface, electric cooker point, plumbing for dishwasher, space for a tall fridge freezer, vertical radiator, tiled floor, uPVC double glazed French doors leading into rear garden and access into a lobby area.

LOBBY

Storage cupboard housing plumbing for washing machine and space for tumble dryer, uPVC double glazed sliding patio door leading into rear garden and doors leading into cloakroom and study.

CLOAKROOM

Opaque uPVC double glazed window to side, white suite comprising; W.C. and wash hand basin with a Triton water heater, half tiled walls, tiled floor.

STUDY

6'7" x 6'7" (2.01m x 2.01m)

uPVC double glazed window to side, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access (we understand that the loft space is partly boarded and insulated), doors leading into all first floor rooms.

BEDROOM ONE

15'0" x 10'6" (4.57m x 3.20m)

uPVC double glazed window to rear, sliding fronted fitted wardrobes housing a boiler supplying gas central heating and domestic hot water, radiator.

BEDROOM TWO

11'6" x 10'10" (3.51m x 3.30m)

uPVC double glazed window to front, radiator.

BEDROOM THREE

9'10" x 7'8" (3.00m x 2.34m)

uPVC double glazed window to front, radiator.

BATHROOM

6'9" x 5'6" (2.06m x 1.68m)

Opaque uPVC double glazed window to rear, modern white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap, chrome over bath shower with monsoon shower head, hand held attachment and side splash screen. chrome heated towel rail, tiled walls.

OUTSIDE

FRONT

Brick paved area providing off street parking for three cars.

REAR GARDEN

An area laid to wooden decking leading to an area laid mainly to artificial lawn with patio area to side and established herbaceous borders, water tap, timber framed garden sheds, wooden gate providing side pedestrian access, garden surrounded by boundary wall and wooden fencing.



Road Map



Hybrid Map



Terrain Map



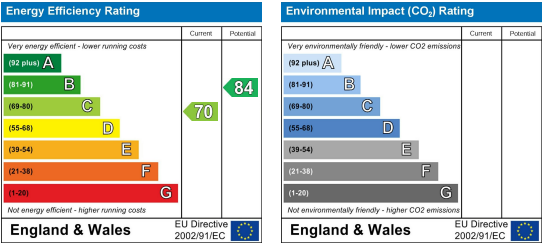
Floor Plan



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.

Energy Efficiency Graph



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.