

HUNTERS®

HERE TO GET *you* THERE



Jinty Lane

Mangotsfield, Bristol, BS16 9QZ

£210,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented and spacious second floor apartment in a building which serves only two properties.

The property is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol/Bath cycle path.

Rodway and Siston Common are both situated nearby and provide excellent outdoor recreational space to explore.

In our opinion this property would ideally suit a first time purchaser, investor or those seeking an easier to manage environment.

The accommodation comprises; an entrance hall with storage cupboard, a lounge, a kitchen/diner with an integral oven and hob, a bathroom with an over bath shower and two double bedrooms. The master bedroom has the benefit of having built in sliding fronted wardrobes.

Additional benefits include gas central heating, uPVC double glazed windows, a security entry system and one allocated off street parking space.

We would encourage an early internal viewing appointment.

ENTRANCE

Via a door with security spy hole, leading into an entrance hall.

ENTRANCE HALL

Loft access, security entry phone, telephone point, storage cupboard, radiator, doors leading into all rooms.

LOUNGE

13'5" x 10'4" (4.09m x 3.15m)

uPVC double glazed window to rear, TV aerial point, radiator.

KITCHEN/DINER

18'5" x 9'1" (5.61m x 2.77m)

Three uPVC double glazed windows to front, ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap, range of fitted white high gloss wall and base units incorporating an integral stainless steel Bosch electric oven with four ring Whirlpool gas hob with stainless steel cooker hood over, roll edged work surface, space for a tall fridge freezer, plumbing for washing machine, plumbing for dishwasher, boiler supplying gas central heating and domestic hot water, radiator.

BEDROOM ONE

10'7" x 9'6" (3.23m x 2.90m)

uPVC double glazed window to front, built in sliding double fronted wardrobe with hanging rail and shelving, radiator.

BEDROOM TWO

10'2" x 9'8" (3.10m x 2.95m)

uPVC double glazed window to rear, radiator.

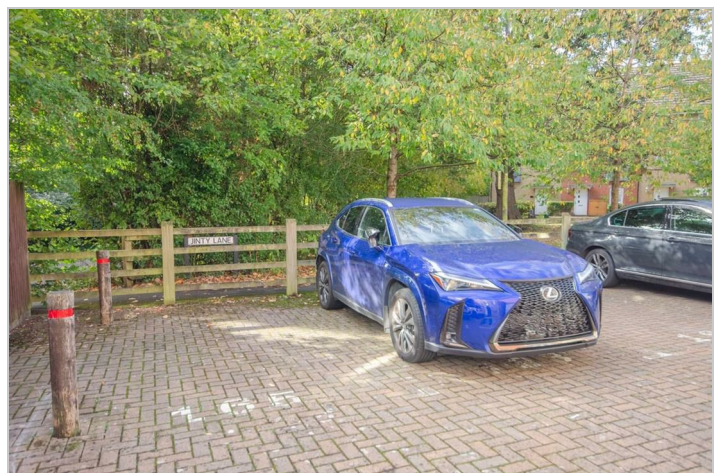
BATHROOM

8'4" x 5'9" (2.54m x 1.75m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled twin gripped bath with a chrome over bath shower system, tiled splash backs, shaver point, radiator.

OFF STREET PARKING

One allocated off street parking space (number 123).



Road Map



Hybrid Map



Terrain Map



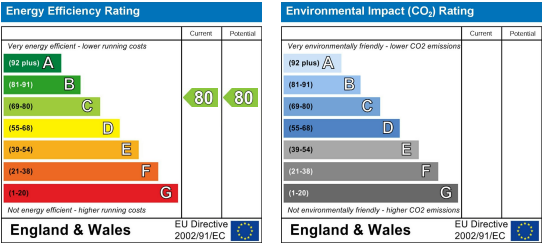
Floor Plan



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.