

HUNTERS[®]

HERE TO GET *you* THERE



St. James Street

Mangotsfield, Bristol, BS16 9HD

£300,000



Council Tax: C



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DESCRIPTION

A charming end-terrace Victorian home, offered for sale with no onward chain and conveniently located close to all local amenities. This spacious property offers three bedrooms, two reception rooms, a fitted kitchen, and a large family bathroom with shower. Benefiting from double glazing, gas central heating, and a recently replaced roof, the house is solid and well-maintained structurally. The property also features front and rear gardens. Although in need of some cosmetic improvement, this home offers excellent potential to create a stylish family residence.

Located within Mangotsfield village the property is stones throw away to local shops whilst being in easy reach of the neighbouring areas of Downend, Staple Hill and Emersons Green with their variety of shops, coffee shops and restaurants.. There are excellent transport links onto Ring Road and Bristol-Bath Cycle Path.

ENTRANCE HALL

Access from side of property via UPVC opaque double glazed door, radiator, electric meter cupboard, stairs rising to first floor, doors leading to lounge and dining room.

LOUNGE

14' x 13'8" (into bay) (4.27m x 4.17m (into bay))
UPVC double glazed bay window to front, double radiator, stone feature fireplace, TV point.

DINING ROOM

14'8" x 12'5" (4.47m x 3.78m)
UPVC double glazed window to rear, coved ceiling, double radiator, under stair storage cupboard, door leading through to kitchen.

KITCHEN

9'11" x 7'6" (3.02m x 2.29m)
UPVC double glazed window to side, range of fitted wall and base units, laminate work top incorporating single stainless steel sink bowl unit with mixer tap, tiled splash backs, space for cooker, space for fridge freezer, space and plumbing for washing machine, wall mounted Vaillant combination boiler, opaque UPVC double glazed door to side leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Spindled balustrade, loft hatch, built in airing cupboard housing radiator, doors leading to bedrooms and bathroom.

BEDROOM ONE

14'9" x 10'11" (4.50m x 3.33m)
UPVC double glazed window to front, double radiator, TV point,

BEDROOM TWO

10'5" (max) x 8'9" (3.18m (max) x 2.67m)
UPVC double glazed window to rear, radiator, large built in cupboard.

BEDROOM THREE

9'9" x 6'7" (2.97m x 2.01m)
UPVC double glazed window to side, radiator.

BATHROOM

9'3" x 7'4" (2.82m x 2.24m)
Opaque UPVC double glazed window to side, suite comprising: twin gripped panelled bath, pedestal wash hand basin, close coupled WC, shower

enclosure housing Triton electric shower system, tiled walls, double radiator.

OUTSIDE:

REAR GARDEN

Laid mainly to gravel, area to patio slabs, side gated access, enclosed by boundary fencing.

FRONT GARDEN

Laid to lawn , pathway to entrance, enclosed by boundary wall.



Road Map



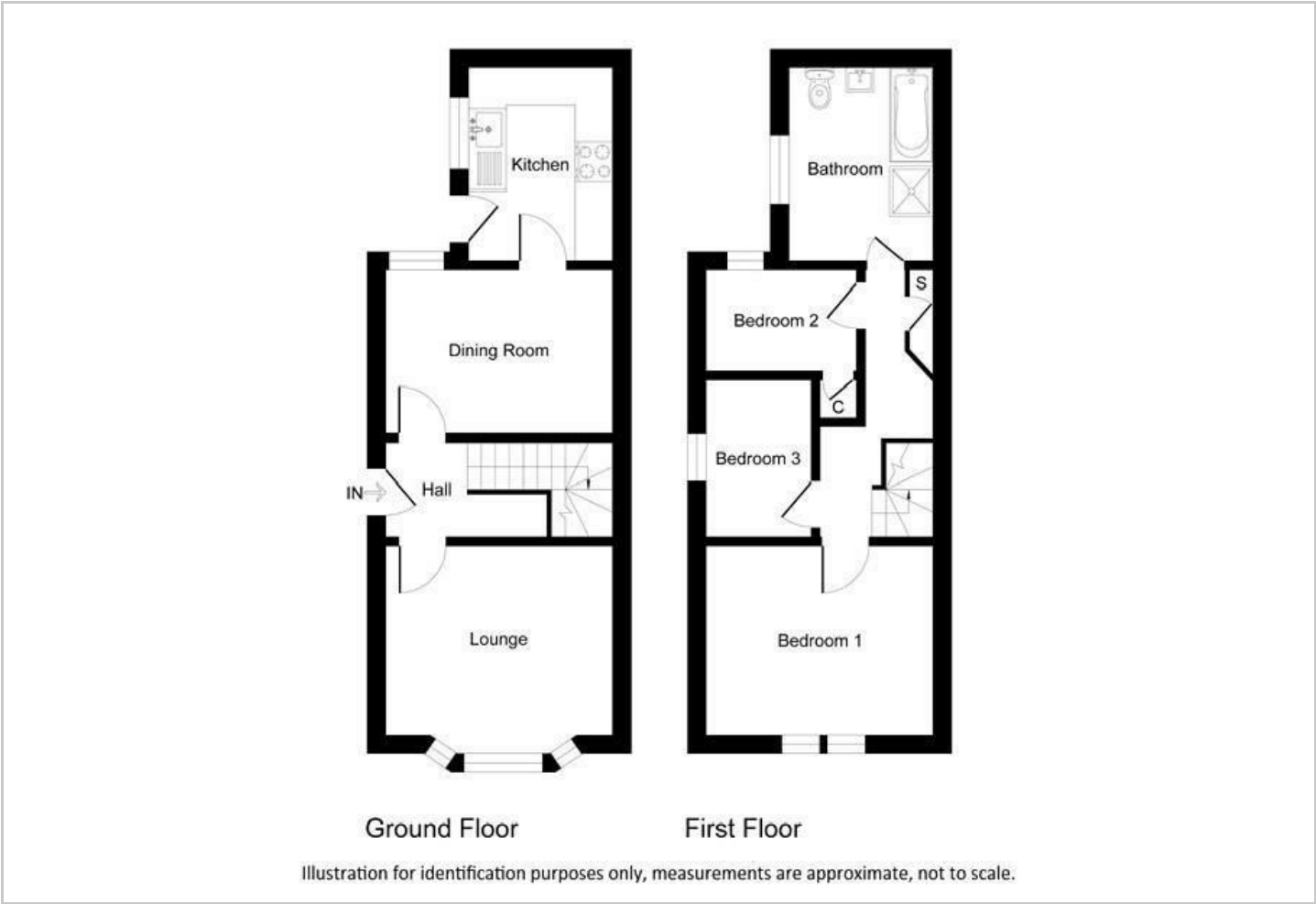
Hybrid Map



Terrain Map



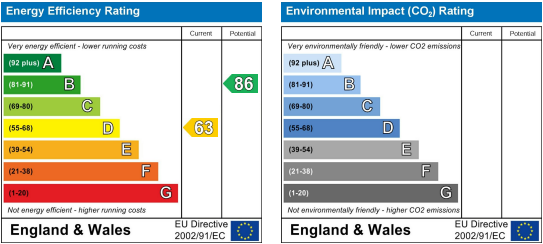
Floor Plan



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.