

# HUNTERS<sup>®</sup>

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## Richmond Grove

Mangotsfield, Bristol, BS16 9AN

£400,000



Council Tax:



# 3 Richmond Grove

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this immaculately presented end of terrace town-house which is located conveniently for the amenities of Mangotsfield, Downend and Staple Hill and for access onto the Avon ring road, for major transport links and for the Bristol cycle path.

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

The property is also situated within easy walking distance of many popular schools

Constructed by Cotswold Homes in 2020, this well presented property provides spacious contemporary accommodation displayed over three levels.

To the ground floor there is a lounge, a kitchen/diner and a cloakroom. The kitchen is fitted with an extensive range of white high gloss wall and base units which incorporate many integral appliances which include a double electric oven, five ring gas hob, fridge freezer, dishwasher and washer/dryer. uPVC double glazed French doors lead into the rear garden.

To the first floor there are two double bedrooms. The master bedroom has the benefit of having an en suite and built in wardrobes.

To the second floor there are two further generous sized bedrooms and a family bathroom with an over bath shower.

Externally to the front of the property is a block paved area providing two side by side allocated off street parking spaces. To the rear of the property is a well maintained low maintenance garden which has a partly covered paved patio and side pedestrian access.

Additional benefits include gas central heating and uPVC double glazed windows.

An early internal viewing appointment is encouraged to avoid any disappointment.

## ENTRANCE

Via a part opaque glazed composite door, leading into lounge.

## LOUNGE

14'6" x 10'8" (4.42m x 3.25m)

Dual aspect uPVC double glazed windows, security alarm control panel, range of fitted white wall and base units with a square edged wooden worksurface, TV aerial point, radiator, Karndean flooring, door leading into inner hall.

## INNER HALL

Under stairs storage cupboard, Karndean flooring, stairs leading to first floor accommodation and doors leading into cloakroom and kitchen/diner.

## CLOAKROOM

White suite comprising; W.C. and wash hand basin with chrome mixer tap, radiator, Karndean flooring.

## KITCHEN/DINER

14'5" x 14'4" (4.39m x 4.37m)

uPVC double glazed window to side, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, extensive range of white high gloss fitted wall and base units incorporating an integral stainless steel electric oven, five ring gas hob with a stainless steel cooker hood over, tall fridge freezer, dishwasher and washer dryer, roll edged worksurface, Corian breakfast bar, cupboard housing a boiler supplying gas central heating and domestic hot water, radiator, Karndean flooring, double glazed sliding patio door leading into rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Opaque uPVC double glazed window to side, storage cupboard, radiator, doors leading into bedrooms one and two and stairs leading to second floor accommodation.

### BEDROOM ONE

12'0" x 11'4" (3.66m x 3.45m)

uPVC double glazed French doors with Juliet balcony to rear, built in double fronted wardrobe with hanging rail and shelving, TV aerial point, radiator, door leading into en suite.

### EN SUITE

White suite comprising; W.C. wash hand basin with chrome mixer tap and light with shaver point over, shower cubicle with a chrome shower system, tiled splash backs, chrome heated towel rail, light activated extractor fan.

### BEDROOM TWO

14'6" x 10'8" (4.42m x 3.25m)

(Currently displayed as a lounge), uPVC double glazed window to front, TV aerial point, radiator.

### SECOND FLOOR ACCOMMODATION

#### LANDING

Two double fronted built in cupboards, doors leading into both bedrooms and bathroom.

### BEDROOM THREE

12'2" x 10'7" (3.71m x 3.23m)

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

### BEDROOM FOUR

11'4" x 7'7" (3.45m x 2.31m)

uPVC double glazed window to rear, loft access, radiator.

### BATHROOM

7'4" x 6'3" (2.24m x 1.91m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap, chrome over bath shower system and side splash screen, light with shaver point.

### OUTSIDE

#### REAR GARDEN

Low maintenance garden which has a part covered paved patio, water tap, outside lighting, and side wooden gate providing pedestrian access. Garden surrounded by wooden fencing.

#### FRONT

Two side by side off street parking spaces directly in front of the property.



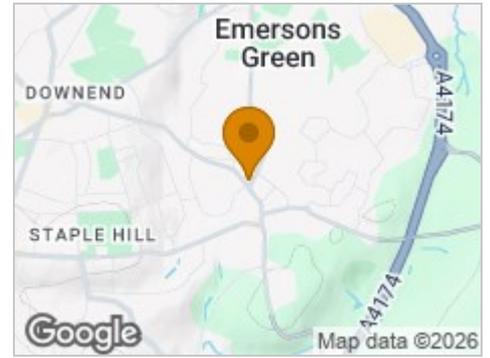
## Road Map



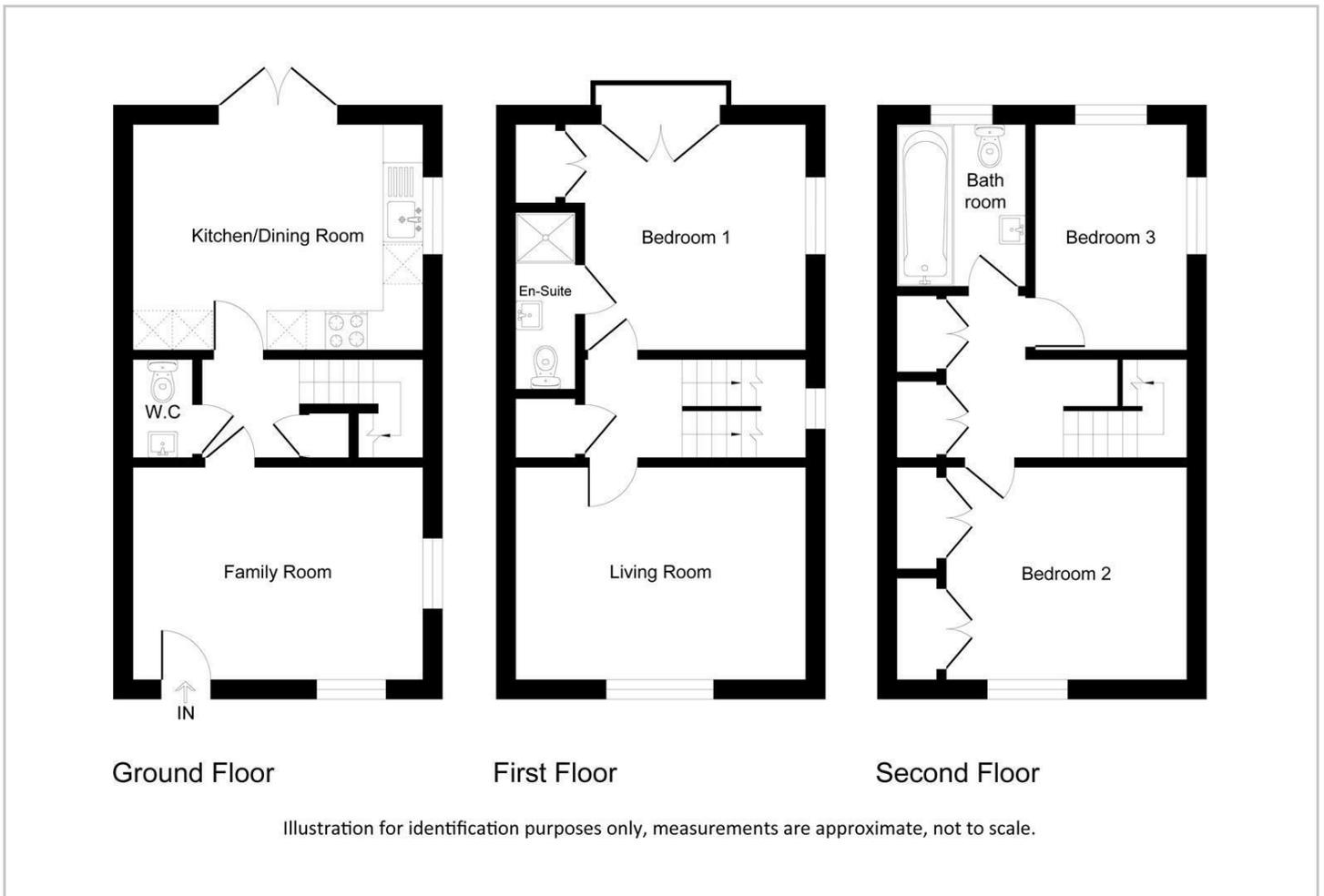
## Hybrid Map



## Terrain Map



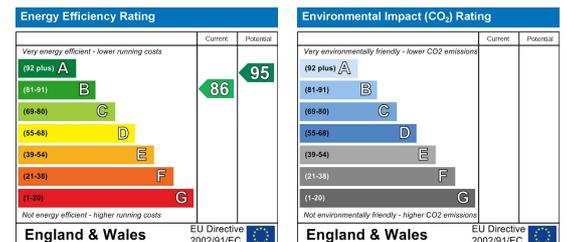
## Floor Plan



## 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.