

HUNTERS[®]

HERE TO GET *you* THERE



Richmond Road

Mangotsfield, Bristol, BS16 9EZ

£325,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this very well presented bay fronted terraced house, located within the popular area of Mangotsfield which is conveniently situated for local amenities as well as the neighbouring amenities of Downend and Emersons Green.

The spacious accommodation comprises: entrance porch, entrance hall, lounge with bay window and feature fireplace, open plan kitchen/diner with built in oven & hob, integrated fridge freezer, dishwasher and breakfast bar with French doors leading out to the garden.

The first floor offers 3 bedrooms and a modern family bathroom. The property further benefits from having: double glazing, gas central heating, a low maintenance rear garden which is laid to artificial lawn and decking and a driveway to the front of property providing off street parking for 2 cars.

ENTRANCE PORCH

Opaque UPVC double glazed front door, composite door with side window panels leading to hallway.

HALLWAY

Oak effect laminate floor, radiator, wall mounted electric meter, shelving units to under stair recess, stairs rising to first floor, oak veneer glazed doors leading to lounge and kitchen.

LOUNGE

13'6" x 11'4" (4.11m x 3.45m)

UPVC double glazed bay window to front, marble effect feature fireplace with gas flame effect fire inset and wood mantel surround, TV point, telephone point, radiator.

KITCHEN/DINER

15'6" x 15'1" (max) (5.94m x 4.60m (max))

KITCHEN

15'1" (max) x 6'10" (4.60m (max) x 2.08m)

UPVC double glazed window to rear, Velux window, range of 2 tone high gloss wall and base units, quartz effect laminate work tops which incorporate a breakfast bar, single composite sink bowl unit with mixer tap, built in stainless steel double electric oven and gas hob, extractor fan hood, under unit lighting, tiled splash backs, integrated fridge freezer and dishwasher, oak effect laminate floor, space for washing machine, opaque UPVC double glazed door to side leading out to rear garden, opening leading through to dining room.

DINING ROOM

11'9" x 11'7" (3.58m x 3.53m)

LED downlighters, oak effect laminate floor, vertical radiator, feature opening to chimney breast, TV point for wall mounted TV, UPVC double glazed French doors leading out to decking/rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch with pull down ladder (loft insulated and partly boarded), spindled balustrade, doors leading to bedrooms and bathroom.

BEDROOM ONE

12'6" (max) x 10'0" (3.81m (max) x 3.05m)

UPVC double glazed window to rear, double radiator, fitted floor to ceiling wardrobes with matching cupboard housing an Ideal combination boiler, double radiator.

BEDROOM TWO

11'9" x 11'5" (3.58m x 3.48m)

UPVC double glazed window to front, double radiator, TV point.

BEDROOM THREE

8'0" x 7'7" (2.44m x 2.31m)

UPVC double glazed window to front, double radiator.

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: shower bath, mains controlled over with drench head, wall hung vanity unit with wash hand basin inset, close coupled W.C, heated towel rail, extractor fan, LED downlighters, tiled walls.

OUTSIDE:

REAR GARDEN

Laid to artificial lawn with raised decking providing ample seating space, patio slabbed pathway, raised wood sleeper borders, outside shower, outside light, double power socket, rear gated access to lane, courtesy door to garage, enclosed by boundary fencing.

GARAGE

Single garage located to rear of property, rear vehicle lane access, electric roller shutter door, power and light and alarm.

DRIVEWAY

Driveway to front of property laid to tarmac, providing off street parking for 2 cars.



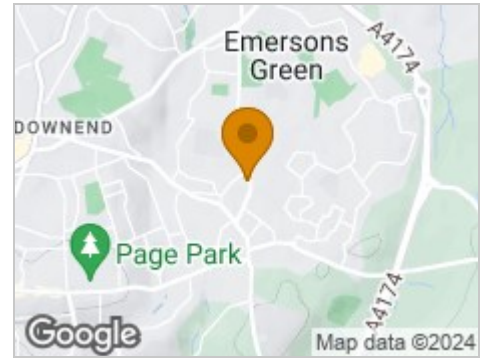
Road Map



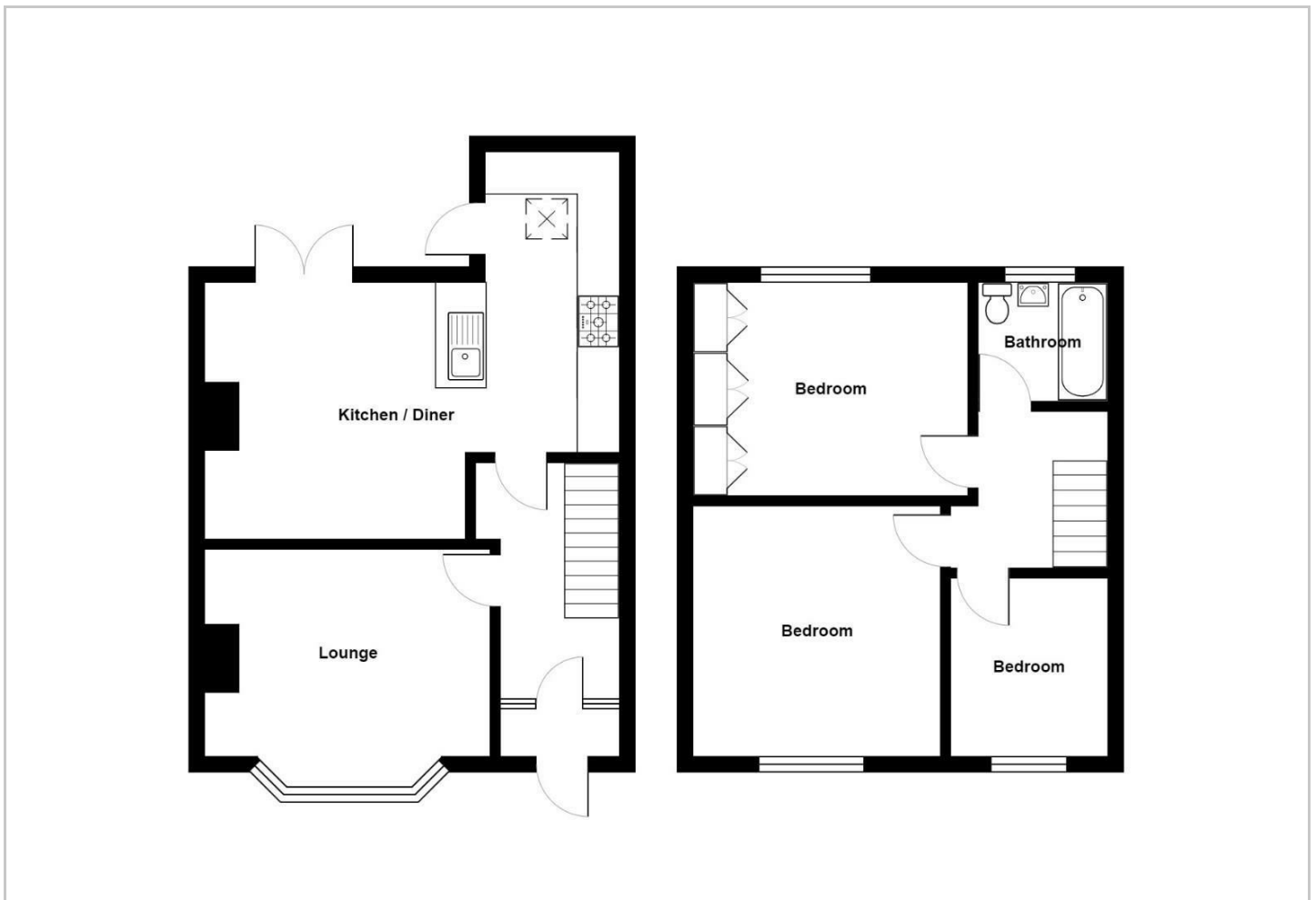
Hybrid Map



Terrain Map



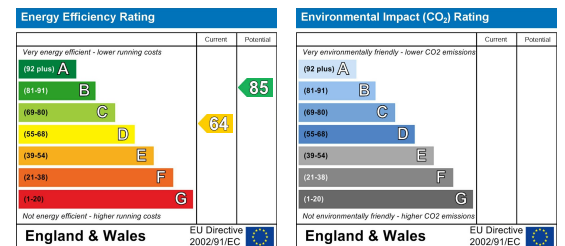
Floor Plan



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.