



## Arnold Road, Mangotsfield, Bristol, BS16 9LB

- Purpose built first floor flat
- Conveniently located for major commuting routes
- Open plan lounge/diner
- uPVC double glazed windows
- Allocated off street parking
- Unfurnished
- One bedroom
- Kitchen with oven & hob
- Electric heating
- Available from 14th January 2026

£950

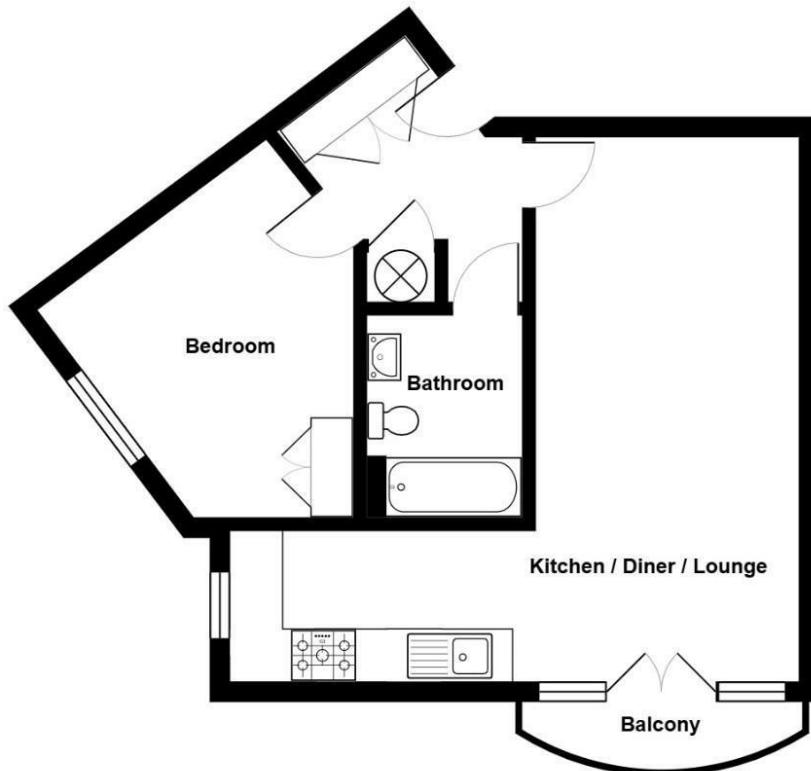
# Arnold Road, Mangotsfield, Bristol, BS16 9LB

## DESCRIPTION

A purpose built first floor flat offed located conveniently for major commuting routes and for the Bristol cycle path. The accommodation comprises; entrance hall, an open plan lounge/diner leading through to a kitchen, one double bedroom & bathroom. Other benefits include a Juliet balcony, an allocated off street parking space, uPVC double glazed windows, electric heating & security entry system. Available from 2nd March 2026.







### Viewings

Please contact [downend@hunters.com](mailto:downend@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.