

HUNTERS[®]

HERE TO GET *you* THERE



Northcote Road

Mangotsfield, BS16 6AR

£375,000



Council Tax: C



138 Northcote Road

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this semi-detached family home located within the popular Northcote Road, which is conveniently located for the amenities of both Downend and Staple Hill, whilst being a short walk to both Stanbridge Primary school and Downend Secondary school.

The property comprises to the ground floor: entrance hallway, lounge with bay window and an open plan kitchen/diner. To the first floor can be found two double bedrooms, a generous sized single bedroom and family bathroom.

Externally there is a large mature rear garden with access to a cellar room which provides excellent storage space and a good sized garden room to back of garden which makes a fantastic home office. A side vehicle access lane provides access to off street parking spaces.

ENTRANCE HALLWAY

GAs and electric meter cupboards, wood effect flooring, alarm control panel, stairs rising to first floor, doors leading to lounge and dining room.

LOUNGE

14'5" (into bay) x 11'11" (4.39m (into bay) x 3.63m)
UPVC double glazed bay window to front with fitted wooden shutters, wood effect flooring, fitted shelving and desk to alcoves, radiator, feature opening to chimney breast,

KITCHEN/DINER

18'0" x 12'0" (5.49m x 3.66m)
UPVC double glazed window to rear, opaque UPVC

double glazed window to side, radiator, wood effect flooring to dining area and tiled effect flooring to kitchen, range of fitted base units, laminate work top incorporating a composite sink bowl unit with mixer tap, tiled splash backs. space for cooker, space for washing machine and tumble dryer, fitted shelving to side alcoves, feature opening to chimney breast, double glazed door leading out to decked Veranda/rear garden.

LANDING

UPVC double glazed window to side, loft hatch spindled balustrade, cupboard housing Viessman combination boiler, doors leading to bedrooms and bathroom.

BEDROOM ONE

12'0" x 12'0" (3.66m x 3.66m)
UPVC double glazed window to rear with fitted wood shutters, wood effect flooring, fitted shelving to side of alcoves.

BEDROOM TWO

11;10" x 10'4" (3.35m;3.05m x 3.15m)
UPVC double glazed window to front radiator, with fitted wood shutters, wood effect flooring, fitted shelving to side alcoves.

BEDROOM THREE

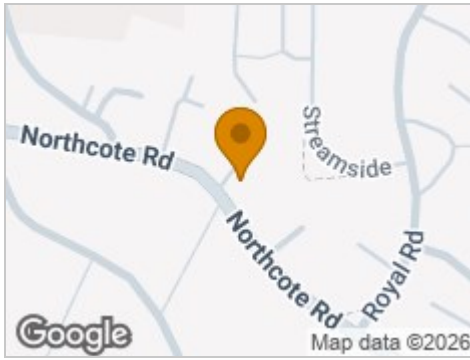
8'8" x 7'5" (2.64m x 2.26m)
UPVC double glazed window to front with fitted wood shutters, wood effect flooring, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, panelled bath with tap/shower mixer attachment over, glass shower screen, pedestal wash hand basin, close coupled WC, tiled walls, radiator,



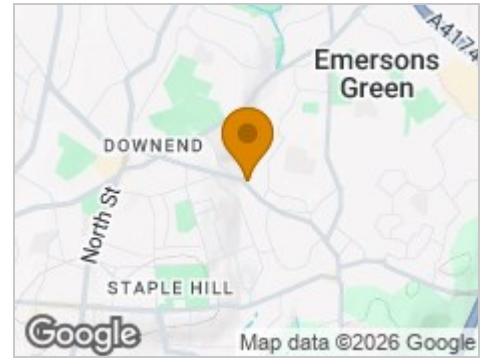
Road Map



Hybrid Map



Terrain Map



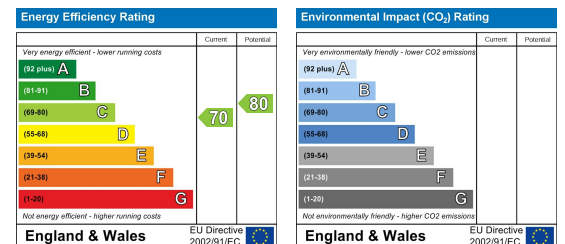
Floor Plan



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.