

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brook Road

Mangotsfield, Bristol, BS16 9DX

£296,000



Council Tax: B



# 33 Brook Road

Mangotsfield, Bristol, BS16 9DX

£296,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this semi-detached house which is located conveniently for the amenities of Downend and for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

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

The accommodation comprises to the ground floor; entrance hall, lounge with a gas coal and flame effect fire, a kitchen and a dining area. To the first floor there are three bedrooms and a bathroom with an over bath shower system. All three bedrooms have the benefit of having fitted wardrobes.

Externally to the front of the property is an area which is laid to block paving providing off street parking, whilst to the rear there is a good sized mature garden displaying a variety of established shrubs. To the rear of the property is a single sized garage.

Additional benefits include uPVC double glazed windows and a Vaillant boiler supplying gas central heating.

An internal viewing appointment is recommended.

## ENTRANCE

Via opaque glazed double doors leading into an entrance porch.

## ENTRANCE PORCH

Part opaque glazed door with opaque glazed surround leading into entrance hall.

## ENTRANCE HALL

Under stairs storage cupboard, radiator, stairs leading to first floor accommodation and doors leading into lounge and kitchen.

## LOUNGE

16'0" x 11'1" (4.88m x 3.38m)

uPVC double glazed window to front, coved ceiling, fireplace housing a gas coal and flame effect fire, TV aerial point, radiator.

## KITCHEN

10'1" x 8'1" (3.07m x 2.46m)

uPVC double glazed window to rear, opaque glazed internal window into dining area, stainless steel one and a half bowl sink drainer with tiled splash backs, range of fitted wall and base units, roll edged work surface, plumbing for washing machine, gas cooker point, under stairs storage cupboard, part opaque glazed door to side, access into dining area.

## DINING AREA

8'8" x 8'4" (2.64m x 2.54m)

uPVC double glazed window to rear, radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

uPVC double glazed window to side, loft access, doors leading into all first floor rooms.

### BEDROOM ONE

14'1" x 9'0" (4.29m x 2.74m)

Opaque uPVC double glazed window to front, fitted bedroom furniture comprising, wardrobes, drawer unit and over head storage cupboards, storage cupboard housing a Vaillant boiler supplying gas central heating and domestic hot water,.

## BEDROOM TWO

10'4" x 10'1" (3.15m x 3.07m)

uPVC double glazed window to rear, fitted sliding mirror fronted wardrobes, radiator.

## BEDROOM THREE

8'9" x 6'9" (2.67m x 2.06m)

uPVC double glazed window to rear, fitted double fronted wardrobe with over head storage cupboards, radiator.

## BATHROOM

6'9" x 5'5" (2.06m x 1.65m)

Opaque uPVC double glazed window to rear, Ivory coloured suite comprising; W.C, wash hand basin and panelled bath with an over bath shower system, tiled splash backs, radiator.

## OUTSIDE

### FRONT

An area laid to block paving providing off street parking, herbaceous borders displaying small flowers and shrubs, path and wooden gate providing pedestrian access into rear garden.

## REAR GARDEN

Two areas divided by a path leading to the rear of the garden displaying established shrubs, timber framed garden shed, water tap, garden surrounded by fencing.

Wooden gate providing rear pedestrian access.

## GARAGE

Single sized detached garage situated to the rear.



## Road Map



## Hybrid Map



## Terrain Map



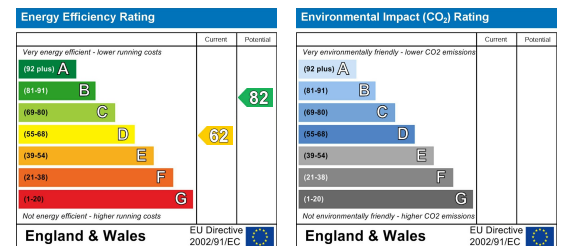
## Floor Plan



## 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.