

HUNTERS®

HERE TO GET *you* THERE



Royal Road

Mangotsfield, Bristol, BS16 9DH

£325,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this impressive terrace home which is conveniently situated close to the amenities of Mangotsfield, Downend and Emersons Green with it's array of shops and schools. The property is displayed throughout in excellent condition offering spacious living accommodation which comprises: hallway, lounge with bay window, dining room, fitted kitchen. To the first floor can be found 3 generous size bedrooms and bathroom with over sized shower enclosure. Further benefits include: double glazing, gas central heating (new combination boiler), and a new roof. Externally there is a good size rear garden laid to lawn and patio and driveway providing off street parking for 3 cars.

ENTRANCE HALLWAY

Access via a composite opaque double glazed door, radiator, cupboard housing gas and electric meters, under stair storage cupboard, stairs rising to first floor, doors leading to lounge and dining room.

LOUNGE

15'1" (into bay) x 14'4" (4.60m (into bay) x 4.37m)
UPVC double glazed bay window to front, oak effect laminate floor, radiator.

DINING ROOM

10'3" x 9'9" (3.12m x 2.97m)
Radiator, tiled effect laminate floor, UPVC double glazed door leading out to rear garden.

KITCHEN

10'2" x 8'5" (3.10m x 2.57m)
UPVC double glazed window to rear, range of fitted wall and base units, laminate work top incorporating

1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, space for range oven, extractor fan hood, space and plumbing for washing machine and dishwasher, space for American style fridge freezer, tiled effect laminate floor.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, built in storage cupboard, built in cupboard housing a recently installed Worcester combination boiler, doors leading to bedrooms and bathroom.

BEDROOM ONE

15'8" x 13'0" (4.78m x 3.96m)
UPVC double glazed window to front, double radiator.

BEDROOM TWO

13'0" 8'5" (3.96m 2.57m)
UPVC double glazed window to rear, radiator.

BEDROOM THREE

13'1" x 8'0" (3.99m x 2.44m)
UPVC double glazed window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with tap/shower mixer attachment over, vanity unit with wash hand basin inset, oversized walk in shower enclosure with glass shower screen, mains controlled shower system with drench head, chrome heated towel radiator, LED downlighters, extractor fan, tiled walls, tiled effect laminate floor.

OUTSIDE:

REAR GARDEN

Split level patio leading to a well tended lawn, timber framed shed, double power socket, water tap, gated access to shared alleyway, outside toilet, timber framed shed, enclosed by boundary fencing.

DRIVEWAY

To front of property laid to imprinted concrete, providing off street parking for 3 cars.



Road Map



Hybrid Map



Terrain Map



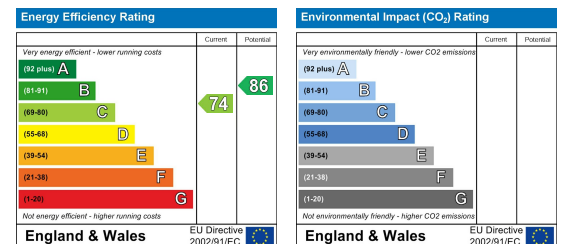
Floor Plan



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.

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