

HUNTERS®

HERE TO GET *you* THERE



Elizabeth Way

Mangotsfield, Bristol, BS16 9LX

£390,000

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Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this spacious modern built semi-detached family home set within this small cul-de-sac development in Mangotsfield. Having excellent links to Bristol and Bath by car and bike whilst having good access to M32/M4/5 motorway networks and is in close proximity to Emersons Green with it's array of shops, coffee shops and restaurants.

The property has been much improved by it's current owners and reconfigured to include a fantastic garage conversion. The accommodation comprises to the ground floor: entrance hallway, cloakroom, good size lounge/diner with patio door leading to a conservatory, 16ft kitchen (garage conversion) and bedroom 4. To the first floor can be found 3 bedrooms and a family bathroom.

Externally the property has a large rear garden laid to lawn and patio and driveway to front providing off street parking space.

ENTRANCE HALLWAY

Coved ceiling, radiator, LVT wood effect flooring, wood panelling to dado height, stairs rising to first floor accommodation, doors leading to: cloakroom, lounge and bedroom 4.

CLOAKROOM

Opaque UPVC double glazed window to side, radiator, close coupled W.C, vanity unit with wash hand basin inset, wood effect LVT flooring.

BEDROOM FOUR

10'0" x 8'7" (3.05m x 2.62m)

UPVC double glazed window to front, coved ceiling, halogen downlighters, cupboard housing Worcester boiler.

LOUNGE

15'2" x 14'6" (4.62m x 4.42m)

Double glazed window to rear, coved ceiling, under stair storage cupboard, double and single radiators, media wall with recess for TV, patio door to conservatory, door to kitchen.

KITCHEN

16'4" x 7'5" (4.98m x 2.26m)

Double glazed window to front, UPVC double glazed French doors leading out to rear garden, LED downlighters, range of cream wall and base units, oak work tops incorporating breakfast bar, under unit lighting, Belfast sink with mixer spray tap, tiled splash backs, under unit lighting, built in electric oven and induction hob, space and plumbing for washing machine, space for American style fridge freezer, loft hatch (loft boarded), double tubed vertical radiator, door leading through to conservatory.

CONSERVATORY

14'10" x 8'8" (4.52m x 2.64m)

UPVC double glazed windows to rear and side, double polycarbonate roof, oak work top, space for tumble dryer, UPVC double glazed French doors leading out to garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Wood panelling to dado height coved ceiling, built in airing cupboard, loft hatch with pull down ladder (loft partly boarded), doors leading to bedrooms and bathroom.

BEDROOM ONE

11'2" x 8'6" (3.40m x 2.59m)

UPVC double glazed window to front, wood panelled feature wall, built in double wardrobe.

BEDROOM TWO

11'7" x 8'6" (3.53m x 2.59m)

UPVC double glazed window to front, radiator, built in wardrobe.

BEDROOM THREE

8'1" x 6'6" (2.46m x 1.98m)

UPVC double glazed window to rear, coved ceiling, radiator.

BATHROOM

Opaque UPVC double glazed window to front, suite comprising panelled bath with glass shower screen, electric shower system over, close coupled W.C, pedestal wash hand basin, part tiled walls, chrome heated towel radiator, extractor fan.

OUTSIDE:

REAR GARDEN

Good size lawn, patio leading to area to stone chippings with brick edged borders, variety of plants

and shrubs, area to bark chippings and wood sleeper borders, outside lighting, enclosed by boundary fencing.

FRONT GARDEN

Area laid to artificial lawn, paved pathway to entrance.

DRIVEWAY

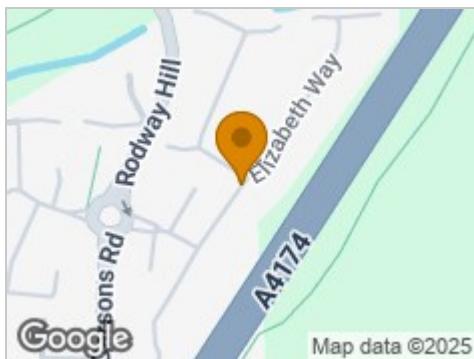
Laid to tarmac providing off street parking space.

ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



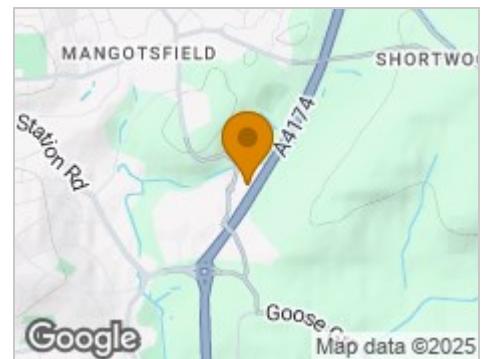
Road Map



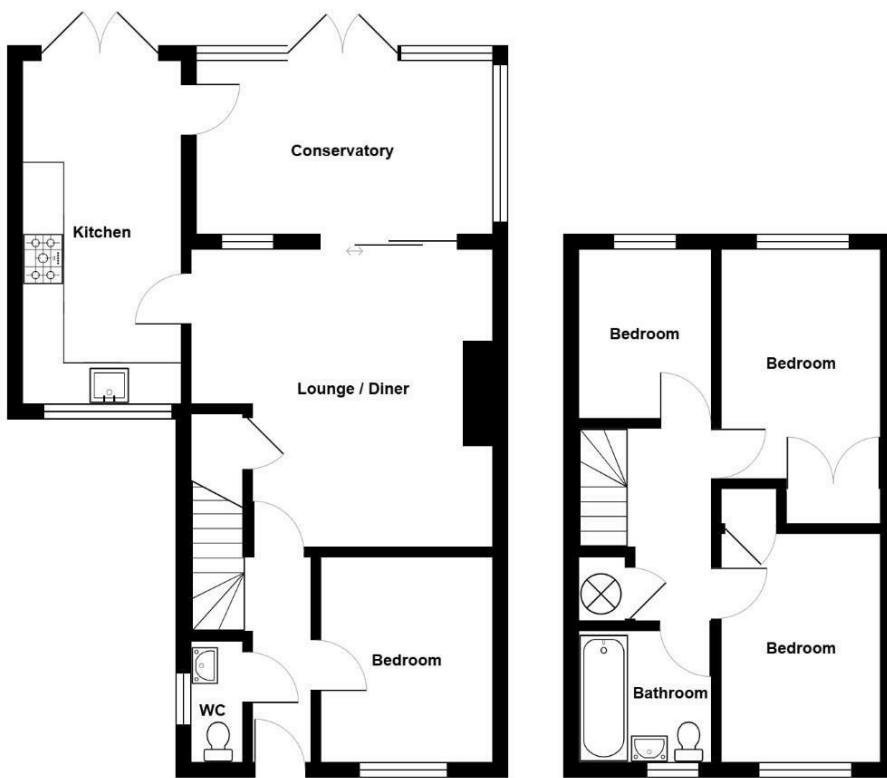
Hybrid Map



Terrain Map



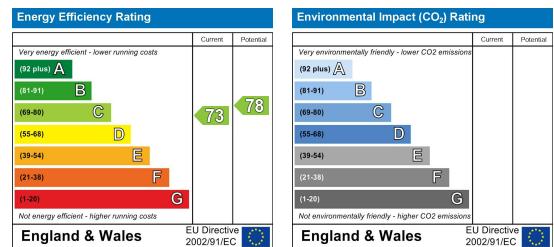
Floor Plan



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.