

# HUNTERS®

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## The Laurels

Mangotsfield, BS16 9BT

£260,000



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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this extended semi-detached house which is located in the popular area of Mangotsfield.

The property occupies a secluded position and is ideally situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as for the amenities of both Mangotsfield and for Emersons Green. These amenities include a wide variety of independent shops and supermarkets, coffee shops, restaurants, banks, doctors surgery and dentists.

Although the property does require some modernisation, it has been extended to the rear to provide additional ground floor living space and represents an ideal first time purchase opportunity.

The accommodation to the ground floor comprises; a lounge with feature fireplace and an open plan kitchen/diner. The kitchen is fitted with a range of soft close wall and base units and incorporates an integral oven & hob.

To the first floor there are three bedrooms and a bathroom with a roll top claw foot bath.

Additional benefits include; uPVC double glazed windows and doors, gas central heating, a single sized garage situated to the rear, off street parking with a covered car port and a low maintenance rear garden.

An internal viewing appointment is recommended.

## ENTRANCE

Via a half opaque uPVC double glazed door, leading into dining area.

## DINING AREA

18'3" x 8'1" (5.56 x 2.46)

uPVC double glazed sliding patio door to rear, boiler supplying gas central heating and domestic hot water, radiator, wooden floor., spindled staircase leading to first floor accommodation, door leading into lounge and access into kitchen.

## KITCHEN

12'9" x 7'6" (3.89 x 2.29)

uPVC double glazed window to rear, white enamel one and a half bowl sink drainer with mixer tap and tiled splash backs, range of cream coloured wall and base units with soft close doors and incorporating a stainless steel electric oven, four ring gas hob and extractor fan, work surface, plumbing for washing machine.

## LOUNGE

15'9" x 11'5" (4.80 x 3.48)

uPVC double glazed sliding patio door to front, fireplace housing an electric coal and flame effect fire, radiator.

## FIRST FLOOR ACCOMMODATION

## LANDING

Loft access, spindled balustrade, doors leading into all first floor rooms.

## BEDROOM ONE

11'7" x 8'9" (3.53 x 2.67)

uPVC double glazed window to front, over stairs single fronted cupboard with hanging rail, radiator.

## FRONT VIEW

## BEDROOM TWO

9'6" x 7'4" (2.90 x 2.24)

uPVC double glazed window to rear, over stairs  
single fronted cupboard, radiator.

## BEDROOM THREE

8'6" x 6'7" (2.59 x 2.01)

uPVC double glazed window to front, radiator.

## BATHROOM

8'2" x 6'6" (2.49 x 1.98)

OPaque uPVC double glazed window to rear, white  
suite comprising; W.C. wash hand basin with double  
fronted cupboard below and roll top claw foot bath  
with chrome mixer tap and shower attachment,  
mostly tiled walls, radiator.

## OUTSIDE

### FRONT GARDEN

An area laid to loose chippings and with herbaceous  
displays, paved patio area, pathway leading to main  
entrance.

### REAR GARDEN

Paved area, leading to a covered brick paved area,  
water tap, lighting, door leading into garage.

## GARAGE

Single sized with double barn style doors.



Road Map



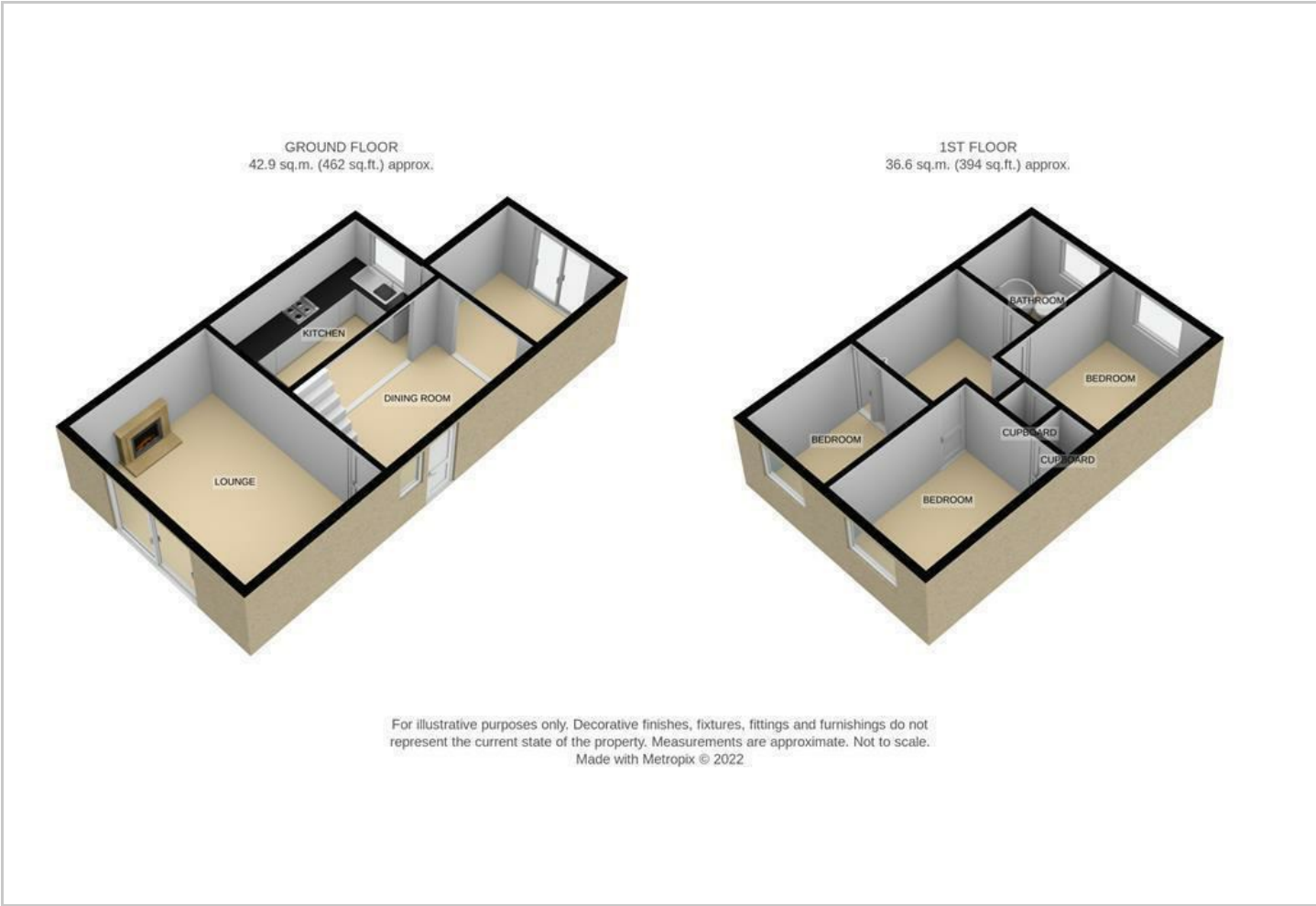
Hybrid Map



Terrain Map



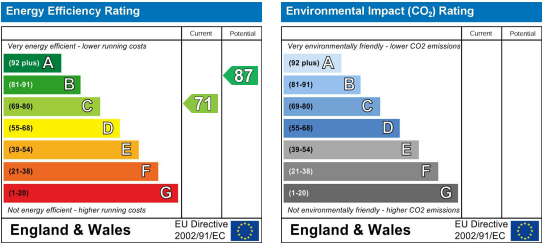
Floor Plan



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.