

HUNTERS®

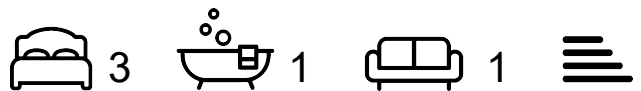
HERE TO GET *you* THERE



Barley Close

Mangotsfield, BS16 9DL

£325,000



6 Barley Close

Mangotsfield, BS16 9DL

£325,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented 1950's built end of terrace house which occupies a cul-de-sac location. The property is conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being positioned within easy reach for the amenities of both Mangotsfield and Downend.

These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dentists.

The accommodation comprises to the ground floor; entrance hall, cloakroom, lounge and a modern kitchen/diner. The kitchen is fitted with a range of modern high gloss wall and base units which incorporates an integral oven & hob and dishwasher and has uPVC double glazed French doors leading into the rear garden.

To the first floor there is a modern bathroom suite with an over bath shower system and three good sized bedrooms.

Additional benefits include a modern Worcester boiler supplying gas central heating, uPVC double glazed windows, a driveway to the front of the property providing off street parking spaces and a rear garden which is laid mainly to composite decking and lawn.

We would wholeheartedly recommend an early internal property to fully appreciate what this super property has to offer.

ENTRANCE

Via a composite door leading into entrance hall.

ENTRANCE HALL

Opaque glazed window to front, double fronted cupboard with over head storage cupboards, radiator, wood effect flooring, stairs leading to first floor accommodation and doors leading into cloakroom, lounge and kitchen/diner.

CLOAKROOM

White suite comprising; W.C. and wash hand basin with chrome mixer tap and tiled splash backs, light activated extractor fan, wood effect flooring.

LOUNGE

14'6" x 13'5" (4.42m x 4.09m)

uPVC double glazed window to front, ceiling rose, coved ceiling, fireplace, Tv aerial point, vertical panelled radiator, wood effect flooring.

KITCHEN/DINER

21'0" x 8'4" (6.40m x 2.54m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, stainless steel one and a half sink drainer with mixer tap, range of fitted modern white high gloss wall and base units with soft close doors and drawers incorporating an integral stainless steel Zanussi electric oven with four ring induction hob and extractor fan and integral dishwasher, plumbing and space for washing machine, space for a tall fridge freezer, roll edged work surface, radiator, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access with pull down ladder, storage cupboard, doors leading into all first floor rooms.

BEDROOM ONE

13'7" x 11'7" (4.14m x 3.53m)

uPVC double glazed window to front, radiator.

BEDROOM TWO

13'0" x 8'4" (3.96m x 2.54m)

uPVC double glazed window to rear, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, radiator.

BEDROOM THREE

8'9" x 8'1" (2.67m x 2.46m)

uPVC double glazed window to front, double mirror fronted built in wardrobe with hanging rails and shelving, radiator.

BATHROOM

7'6" x 5'4" (2.29m x 1.63m)

Two opaque uPVC double glazed windows to rear, ceiling with recessed LED spot lights, modern white suite comprising; W.C, wash hand basin with white high gloss vanity unit and chrome mixer tap, panelled P shaped bath with chrome shower system with monsoon shower head, hand held attachment and side splash screen, mostly tiled walls, extractor fan, vertical panelled radiator.

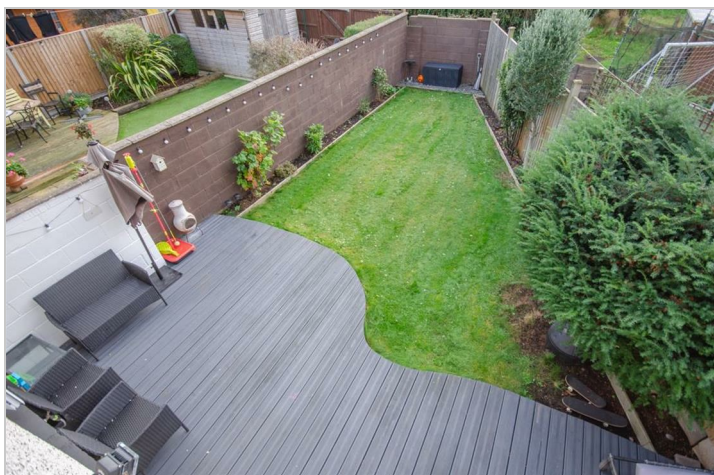
OUTSIDE

FRONT

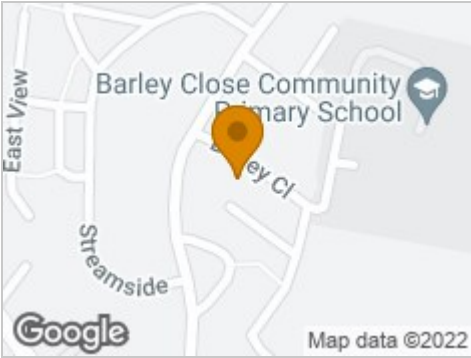
Driveway laid to Tarmacadam providing off street parking spaces, paved path leading to main entrance and wooden gate providing side pedestrian access into rear garden.

REAR GARDEN

Mainly laid to composite decking and lawn with herbaceous borders displaying a variety of small shrubs, water tap, outside power sockets, security lighting, garden surrounded by boundary wall and wooden fencing.



Road Map



Hybrid Map



Terrain Map



Floor Plan

6 Barley Close, Mangotsfield, Bristol, BS169DL

Approx. Area 951.30 Sq.Ft - 88.40 Sq.M

Kitchen/Dining Room

Reception

Bedroom 2

Bedroom 1

Bedroom 3

Ground Floor

First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor plan produced by Energy Plus.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

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.

10 Badminton Road, Downend, BS16 6BQ
Tel: 0117 956 1234 Email: downend@hunters.com <https://www.hunters.com>