

# HUNTERS®

HERE TO GET *you* THERE



## Arnold Road

Mangotsfield, Bristol, BS16 9LB

£160,000



Council Tax: A



# 14 Arnold Road

## Mangotsfield, Bristol, BS16 9LB

£160,000



### DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this purpose built first floor flat. The property is conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

In our opinion this property represents an ideal first time purchase or buy to let opportunity and an internal viewing appointment is highly recommended.

The accommodation comprises; entrance hall, an open plan living room/kitchen with French doors leading onto a balcony, fitted kitchen with built in oven and induction hob and integrated washing machine, a double bedroom with built in wardrobe and a bathroom with an over bath shower system. Other benefits include; one allocated off street parking space with additional guest parking pass (located with a private car park to front of block), electric heating, UPVC double glazed windows and a security intercom entry system.

### COMMUNAL ENTRANCE

Access via intercom entry system, private post boxes for each flat, stairs rising to all floors.

### ENTRANCE HALLWAY

Access via door with security spy hole, intercom phone entry system, electric heater, large built in storage cupboard with light and housing hot water tank, doors leading to all rooms.

### LIVING ROOM/KITCHEN

20'10" x 10'6" (6.35m x 3.20m)

UPVC double glazed French doors with matching side window panels leading out to balcony, electric heater, range of light oak effect wall and base units,

laminate work top incorporating a 1 1/2 stainless steel sink bowl unit with mixer tap, built in upgraded stainless steel oven and induction hob, stainless steel extractor fan hood, space for fridge freezer, integrated washing machine, tiled floor to kitchen area.

### BALCONY

Providing outdoor seating space, metal balustrade.

### BEDROOM

10'3" x 9'2" (3.12m x 2.79m)

UPVC double glazed window to rear, electric heater, fitted double wardrobe.

### BATHROOM

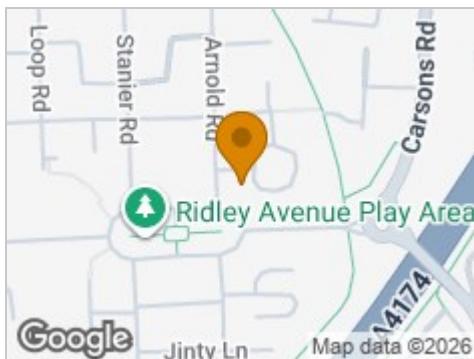
Twin gripped panelled bath with tap/shower mixer attachment over, glass shower screen, close coupled W.C, pedestal wash hand basin, part tiled walls, tiled floor, heated towel radiator, shaver point.

### OUTSIDE

Allocated parking space to front of block within private car park, locked bike shed and gated recycling area.



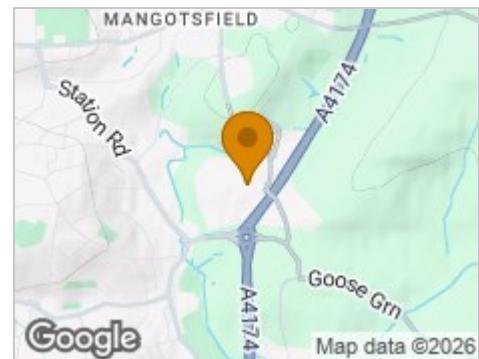
## Road Map



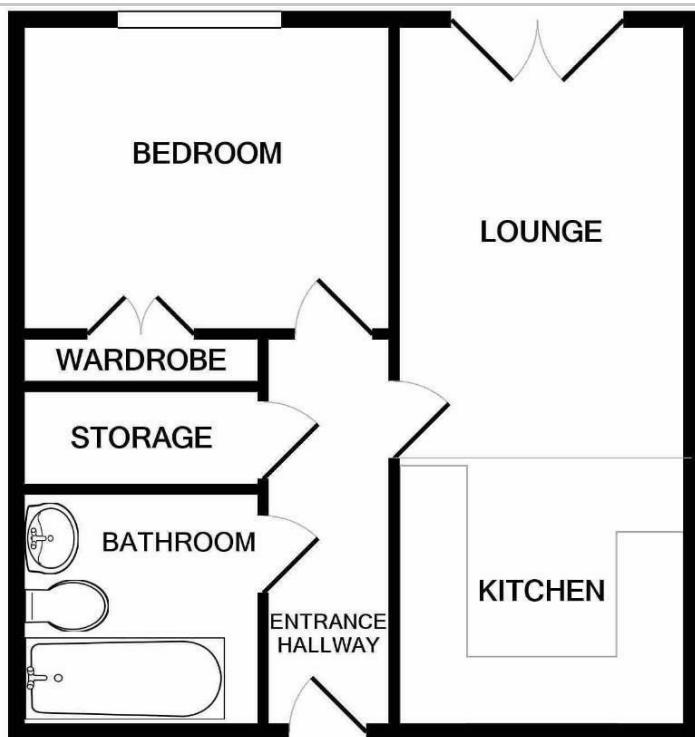
## Hybrid Map



## Terrain Map



## Floor Plan

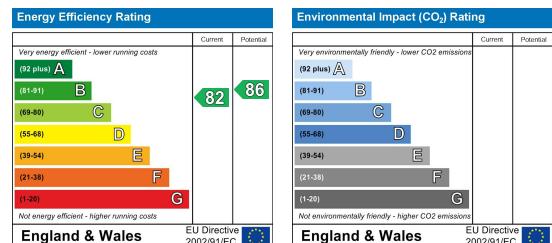


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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.