

HUNTERS[®]

HERE TO GET *you* THERE



Mangotsfield Road

Mangotsfield, Bristol, BS16 9JH

£385,000



Council Tax: D



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DESCRIPTION

A rare opportunity to acquire this circa 200 year old detached 3 bedroom period cottage. The property which is positioned on the popular Mangotsfield Road, within easy reach of the local amenities of both Mangotsfield and Staple Hill, whilst being a short walk to Page Park. The area offers excellent transport links with good access into Bristol City Centre by bus and also along The Cycle Path and being within close proximity to The Ring Road.

The ground floor accommodation comprises: entrance hallway, a cosy lounge with Inglenook fireplace, kitchen/diner, a good size utility room and contemporary bathroom with claw foot bath and shower. A handy rear porch gives access directly to the rear garden. Upstairs you will find three generously sized bedrooms.

The property further benefits from having both double glazing and gas central heating.

Externally the cottage boasts a beautiful large and well-established mature rear garden which is sure to be a highlight for anyone who is keen on gardening, double wrought iron gates giving access to off street parking space and access to a good sized garage/workshop which provides excellent storage or hobby space.

ENTRANCE HALLWAY

Access via a composite front door, wall mounted gas and electric meters, stairs rising to first floor, doors leading to lounge and kitchen/diner.

LOUNGE

13'1" x 12'3" (3.99m x 3.73m)

UPVC double glazed window to side, coved ceiling, 2 double radiators, feature Inglenook fireplace with open chimney housing antique basket with coal effect gas fire inset, marble tiled hearth.

KITCHEN/DINER

14'6" x 12'1" (4.42m x 3.68m)

Dual aspect UPVC double glazed windows to front and rear elevations. Range of dark wood wall and base units with single circular sink unit inset into rolled edge work surfaces. Built in electric oven with four ring hob and integrated fridge, door to walk in pantry with UPVC window and shelving. Part tiled walls and tiled floor in the kitchen area. Extractor fan, wall light and double radiator, door leading to utility.

UTILITY

7'10" x 8'9" (2.39m x 2.67m)

UPVC double glazed window to side elevation, modern fitted solid Oak wall and base units with ceramic single drainer sink unit with mixer tap inset into rolled edge work surfaces with fully tiled walls. Range of built in appliances to include dishwasher and washing machine, wall light, tiled floor and period style radiator. Doors to porch and bathroom.

REAR PORCH

Dual aspect with UPVC double window to side elevation with Granite window sill and double glazed patio doors to rear elevation. Wall mounted 'Vaillant' gas fired boiler, wall light and external water tap.

BATHROOM

UPVC opaque double glazed window to side elevation. Four piece suite by 'Heritage' comprising freestanding Victorian style roll top bath with claw feet, shower cubicle with mains controlled shower over, pedestal wash hand basin and high level WC. Fully tiled walls and contrasting tiled floor, wall light, coved ceiling, extractor fan, period style radiator incorporating towel rail.

FIRST FLOOR ACCOMMODATION:

Tel: 0117 956 1234

LANDING

Dual aspect UPVC double glazed windows to front and rear elevations, ornate coved ceiling, access to loft, spindled balustrade, double radiator, doors to bedrooms.

BEDROOM ONE

13'7" x 13'2" (4.14m x 4.01m)

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

BEDROOM TWO

10'11" x 7'9" (3.33m x 2.36m)

UPVC double glazed window to front, radiator.

BEDROOM THREE

10'11" x 7'10" (3.33m x 2.39m)

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

OUTSIDE:

REAR GARDEN

Large mature garden laid mainly to lawn, array of established shrubs and plants, variety of trees, rockery, patio area laid to brick paving and tiled slabs, greenhouse and timber framed shed, side

access, courtesy door and up and over door access to garage, garden enclosed by boundary wall, fencing and hedgerow,

FRONT

Pavement fronted with wrought Iron gates leading to brick paved drive and offering off street parking for several (small) vehicles.

GARAGE/WORKSHOP

Up and over door to garage with lighting.

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



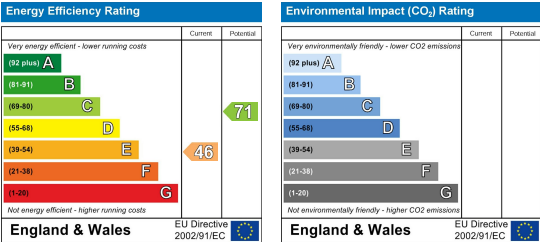
Floor Plan



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.