

HUNTERS[®]

HERE TO GET *you* THERE



Arnold Road

Mangotsfield, Bristol, BS16 9LB

£340,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this middle terrace town-house which is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The spacious accommodation is displayed over three floors and comprises to the ground floor; entrance hall, cloakroom, study, a kitchen/diner and uPVC double glazed conservatory with glass roof. The kitchen/diner is fitted with a range of white high gloss wall and base units and incorporates an integral oven & hob. To the first floor there is a lounge to the front with uPVC double glazed French doors with Juliet balcony and a master bedroom to the rear with an en suite, built in wardrobes and uPVC double glazed French doors with Juliet balcony. To the second floor there is a family bathroom and three additional bedrooms. Bedroom two has an en suite and built in wardrobes, whilst bedroom three also has built in wardrobes.

Additional benefits include; a security alarm, gas central heating, uPVC double glazed windows, a rear garden which is mainly laid to lawn and two allocated off street parking spaces situated to the rear.

An internal viewing appointment is recommended.

ENTRANCE

Via an opaque glazed panelled composite door, leading into entrance hall.

ENTRANCE HALL

Storage cupboard, security alarm control panel, radiator, spindled staircase leading to first floor accommodation and doors leading into cloakroom, study and kitchen/diner.

CLOAKROOM

White suite comprising; W.C. and wash hand basin with tiled splash backs, extractor fan, radiator.

STUDY

11'8" x 9'6" (3.56m x 2.90m)

uPVC double glazed window to front, TV aerial point, radiator.

KITCHEN/DINER

16'1" x 12'5" (4.90m x 3.78m)

uPVC double glazed window to rear, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted white high gloss wall and base units incorporating a stainless steel electric oven with four ring gas hob and extractor fan, plumbing for washing machine, plumbing for dishwasher, space for an American style fridge freezer, under stairs storage cupboard, cupboard housing a boiler supplying gas central heating, TV aerial point, access leading into conservatory.

CONSERVATORY

12'9" x 8'8" (3.89m x 2.64m)

uPVC double glazed and brick built construction with glass roof, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Spindled balustrade, radiator, spindled staircase leading to second floor accommodation and doors leading into bedroom one and lounge.

LOUNGE

16'1" x 11'8" (4.90m x 3.56m)

uPVC double glazed window to front, uPVC double glazed French doors to front with Juliet balcony, TV aerial point, two radiators.

BEDROOM ONE

11'2" (widest point) x 14'3" (measured to wardrobe (3.40m (widest point) x 4.34m (measured to wardrobe)

uPVC double glazed window to rear, uPVC double glazed

French doors to rear with Juliet balcony, built in wardrobes with hanging rail and shelving, radiator, door leading into en suite.

EN SUITE

White suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with chrome shower system, shaver point, tiled splash backs, extractor fan, radiator.

SECOND FLOOR ACCOMMODATION

LANDING

Loft access, airing cupboard, spindled balustrade, doors leading into all second floor rooms.

BEDROOM TWO

11'3" x 9'3" (measured to wardrobes) (3.43m x 2.82m (measured to wardrobes))

uPVC double glazed window to front, built in wardrobes with hanging rail and shelving, radiator, door leading into en suite.

EN SUITE

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with chrome shower system, tiled splash backs.

BEDROOM THREE

10'2" (measured to wardrobes) x 8'5" (3.10m (measured to wardrobes) x 2.57m)

uPVC double glazed window to rear, built in wardrobes with hanging rail and shelving, radiator.

BEDROOM FOUR

7'8" x 7'2" (2.34m x 2.18m)

uPVC double glazed window to rear, radiator.

BATHROOM

6'9" x 6'3" (2.06m x 1.91m)

White suite comprising; W.C. wash hand basin with chrome mixer tap and panelled twin gripped bath with chrome mixer tap and shower attachment, tiled splash backs, extractor fan, radiator.

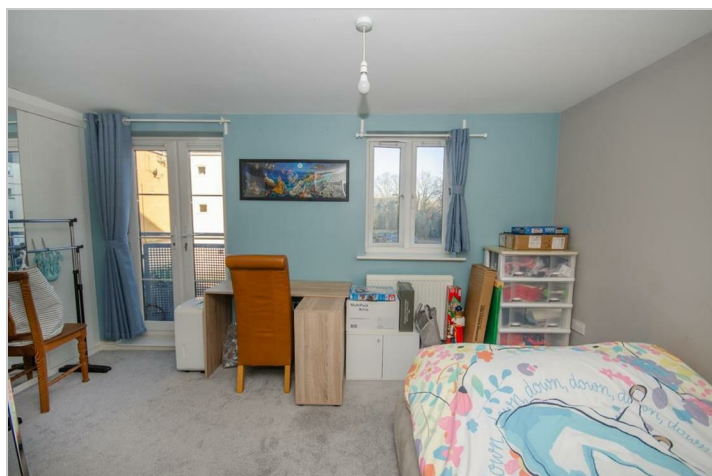
OUTSIDE

REAR GARDEN

Mainly laid to lawn with herbaceous borders, paved path leading to a wooden gate providing rear pedestrian access, garden surrounded by wooden fencing.

OFF STREET PARKING

Two allocated off street parking spaces situated to the rear (marked number 61).



Road Map



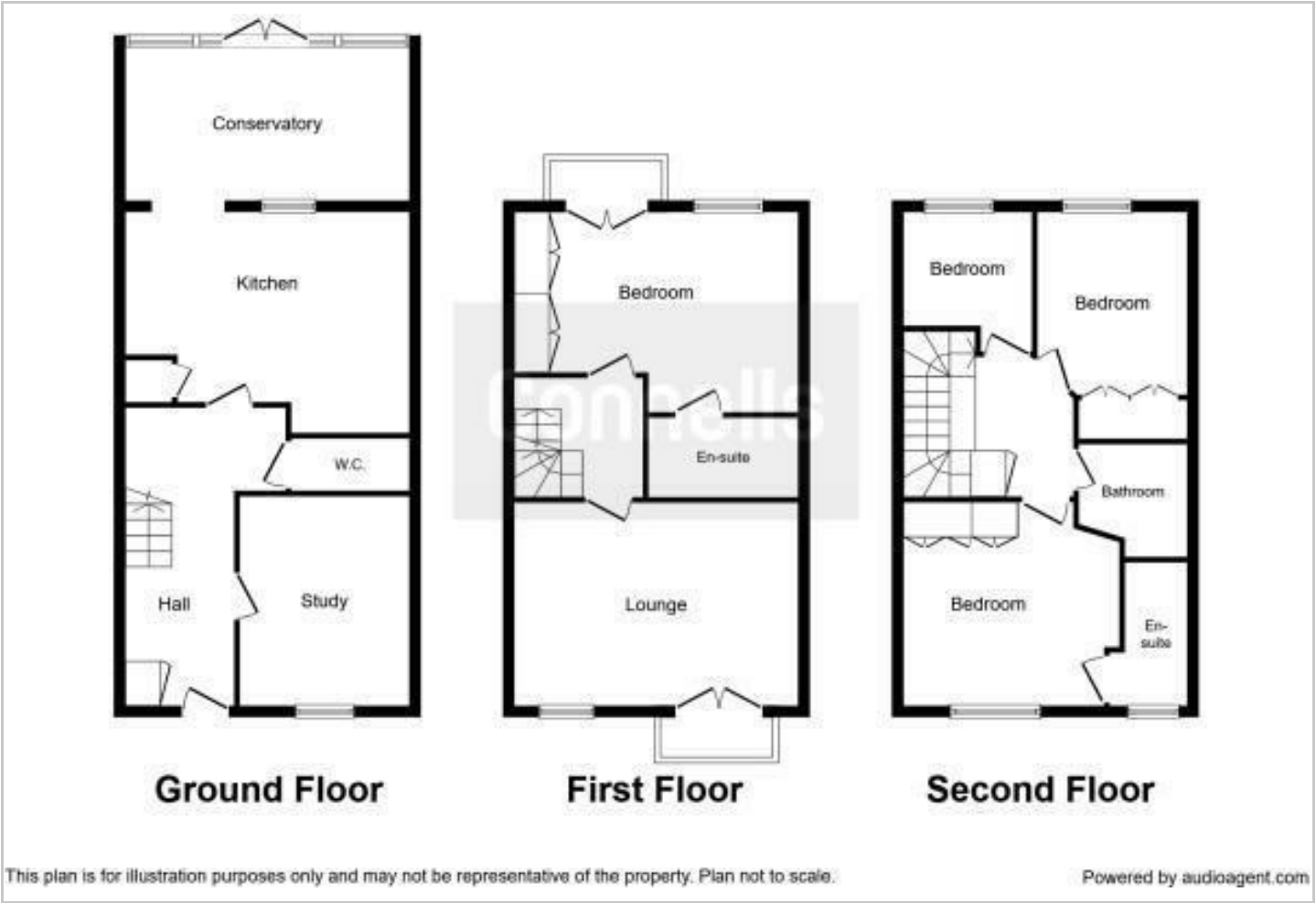
Hybrid Map



Terrain Map



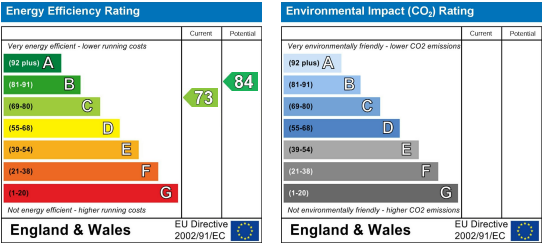
Floor Plan



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.