

# HUNTERS®

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**Kingston Close**  
Mangotsfield, Bristol, BS16 9BH

£360,000

3 1 2 D

Council Tax: C



# 25 Kingston Close

## Mangotsfield, Bristol, BS16 9BH

£360,000



### DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this 3 bedroom semi-detached home positioned within a quiet cul-de-sac within the popular area of Mangotsfield. The property is handily placed for the amenities of Mangotsfield, Downend and Emersons Green, whilst offering excellent transport links onto the Avon ring road and motorway networks.

The property offers spacious living accommodation which is displayed throughout in excellent condition and comprises to the ground floor: entrance porch, hallway, lounge/diner, modern fitted kitchen with built in oven and hob and large conservatory. To the first floor can be found 2 double bedrooms, a good sized single bedroom and a family bathroom with over bath shower.

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

Externally there are well tended lawned front and rear gardens, driveway to front providing off street parking and an attached single sized garage.

### ENTRANCE PORCH

Access via a UPVC door with matching side windows, UPVC double glazed stained glass door with opaque UPVC double door with UPVC double glazed side windows leading through to hallway.

### ENTRANCE HALLWAY

Coved ceiling, double radiator, oak effect laminate floor, stairs rising to first floor accommodation, door to lounge/diner.

### LOUNGE/DINER

25'3" (max) x 14'8" (max) (7.70m (max) x 4.47m (max))

UPVC double glazed window to front, coved ceiling, picture rail, double and single radiators, feature marble effect fireplace with gas flame effect fire inset, engineered oak floor, door to kitchen, UPVC double glazed door to conservatory.

### CONSERVATORY

17'3" x 11'5" (5.26m x 3.48m)

UPVC double glazed windows to rear and side, oak effect laminate floor, electric radiator, double polycarbonate roof, UPVC double glazed patio doors leading out to rear garden.

### KITCHEN

11'2" x 9'9" (3.40m x 2.97m)

UPVC double glazed window to rear, range of cream wall and base units, laminate work top, Franke ceramic 1 1/2 sink bowl unit with mixer tap, tiled splash backs, built in electric double oven and gas hob, extractor fan hood, space and plumbing for washing machine and dishwasher, radiator, engineered oak floor, built in cupboard providing space for fridge freezer, opaque UPVC double glazed door to side leading out to garden.

### FIRST FLOOR ACCOMMODATION:

#### LANDING

Opaque UPVC double glazed window to side, coved ceiling, loft hatch, doors to bedrooms and bathroom.

#### BEDROOM ONE

13'1" x 8'2" (3.99m x 2.49m)

UPVC double glazed window to front, radiator, range of fitted wardrobes with sliding door fronts.

## BEDROOM TWO

11'2" x 10'0" (3.40m x 3.05m)

UPVC double glazed window to rear, radiator.

## BEDROOM THREE

8'2" x 7'6" (2.49m x 2.29m)

UPVC double glazed window to rear, radiator.

## BATHROOM

Opaque UPVC double glazed window to rear, twin gripped panelled bath with electric shower, close coupled W.C, vanity unit with wash hand basin inset, tiled walls and floor, chrome heated towel radiator.

## OUTSIDE:

### REAR GARDEN

Pathway with lawn either side, patio to side of conservatory and back of garden, raised plant/shrub borders, side gated access, Greenhouse, courtesy door to garage, 2 security lights to back of garage, garden enclosed by boundary fencing.

### FRONT GARDEN

Laid to lawn, enclosed by boundary wall.

## DRIVEWAY

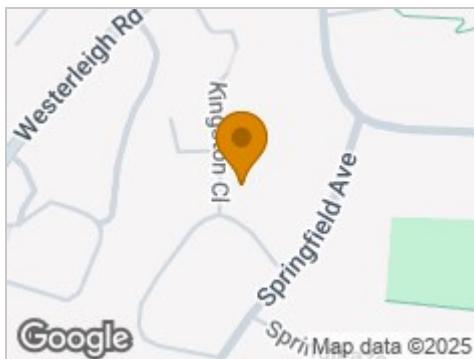
To front of property, providing off street parking space.

## GARAGE

Single attached garage, up and over door access, power and light.



## Road Map



## Hybrid Map



## Terrain Map



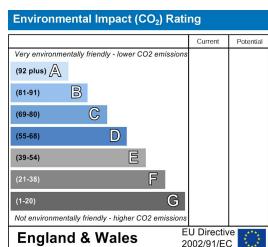
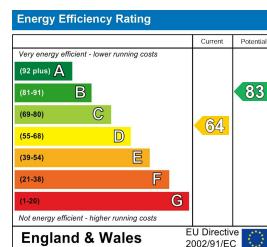
## Floor Plan



## 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.