

HUNTERS[®]

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Blackhorse Place

Mangotsfield, Bristol, BS16 9AU

£345,000



Council Tax:



3 Blackhorse Place

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DESCRIPTION

A very well presented terrace family home occupying a quiet set back position on the popular Mangotsfield/Emersons Green borders. The property offers spacious living accommodation which comprises, to the ground floor: entrance hallway, 25ft lounge/family room with feature fireplace, modern fitted kitchen and an 18ft width rear extension with 2 Velux windows provides a light and airy dining/breakfast room. To the first floor can be found 3 generous size bedrooms and a modern family bathroom with over bath shower.

The property benefits from having: double glazing, gas central heating, garage to rear, a good size lawn front garden and a low maintenance rear garden that is laid to artificial grass, patio and decking. There is the added advantage of having no onward chain.

ENTRANCE

Via a UPVC double glazed door with matching opaque glazed side window panels leading to hallway.

HALLWAY

Radiator, wood effect laminate floor, under stair storage cupboard partly housing electric meter, doors leading to lounge/diner and kitchen.

LOUNGE/FAMILY ROOM

25'0" (max) x 12'5" (max) (7.62m (max) x 3.78m (max))

UPVC double glazed window to front, coved ceiling, 2 double radiators, oak effect laminate floor, feature fireplace, opening to family/dining room.

BREAKFAST/DINING ROOM

18'2" x 6'9" (5.54m x 2.06m)

Two UPVC double glazed windows to rear, 2 Velux windows to rear, halogen downlighters, oak effect laminate floor, double radiator, opening leading to kitchen, UPVC double glazed French doors leading out to rear garden.

KITCHEN

9'3" x 8'9" (2.82m x 2.67m)

Range of modern white high gloss wall and base units, wood effect laminate work top incorporating a Belfast style sink bowl unit with mixer spray tap, tiled splash backs, built in electric oven and gas hob, extractor fan hood, space for fridge freezer, space and plumbing for washing machine and dishwasher, built in larder style cupboard, oak effect laminate floor.

LANDING

Spindled balustrade, loft hatch, oak doors leading to bedrooms and bathroom.

BEDROOM ONE

13'2" x 9'9" (4.01m x 2.97m)

UPVC double glazed window to front, coved ceiling, double radiator, built in cupboard housing Vaillant combination boiler.

BEDROOM TWO

9'8" x 9'7" (2.95m x 2.92m)

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

BEDROOM THREE

9'1" x 7'9" (max) (2.77m x 2.36m (max))

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

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with electric shower system over and glass shower screen, vanity unit with wash hand basin inset, close coupled W.C, part tiled walls, tiled effect laminate floor, extractor fan, chrome heated towel rail.

OUTSIDE:

FRONT GARDEN

Good size garden laid to lawn, pathway to entrance, plant/shrub borders, gas meter box, enclosed by boundary fence and wall.

REAR GARDEN

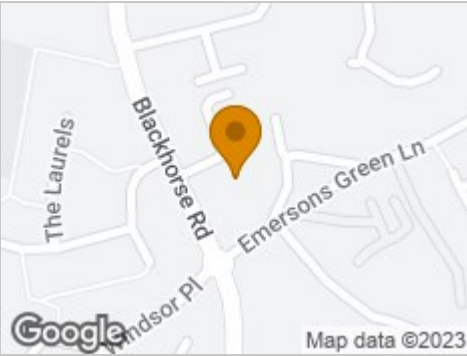
Low maintenance garden laid mainly to artificial grass, area to decking providing ample seating space, patio borders, rear gated access to lane, courtesy door to garage, enclosed by boundary wall and fence.

GARAGE

Located to rear of property, electric roller shutter door, power and light.



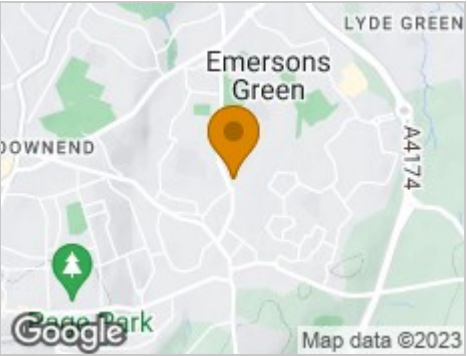
Road Map



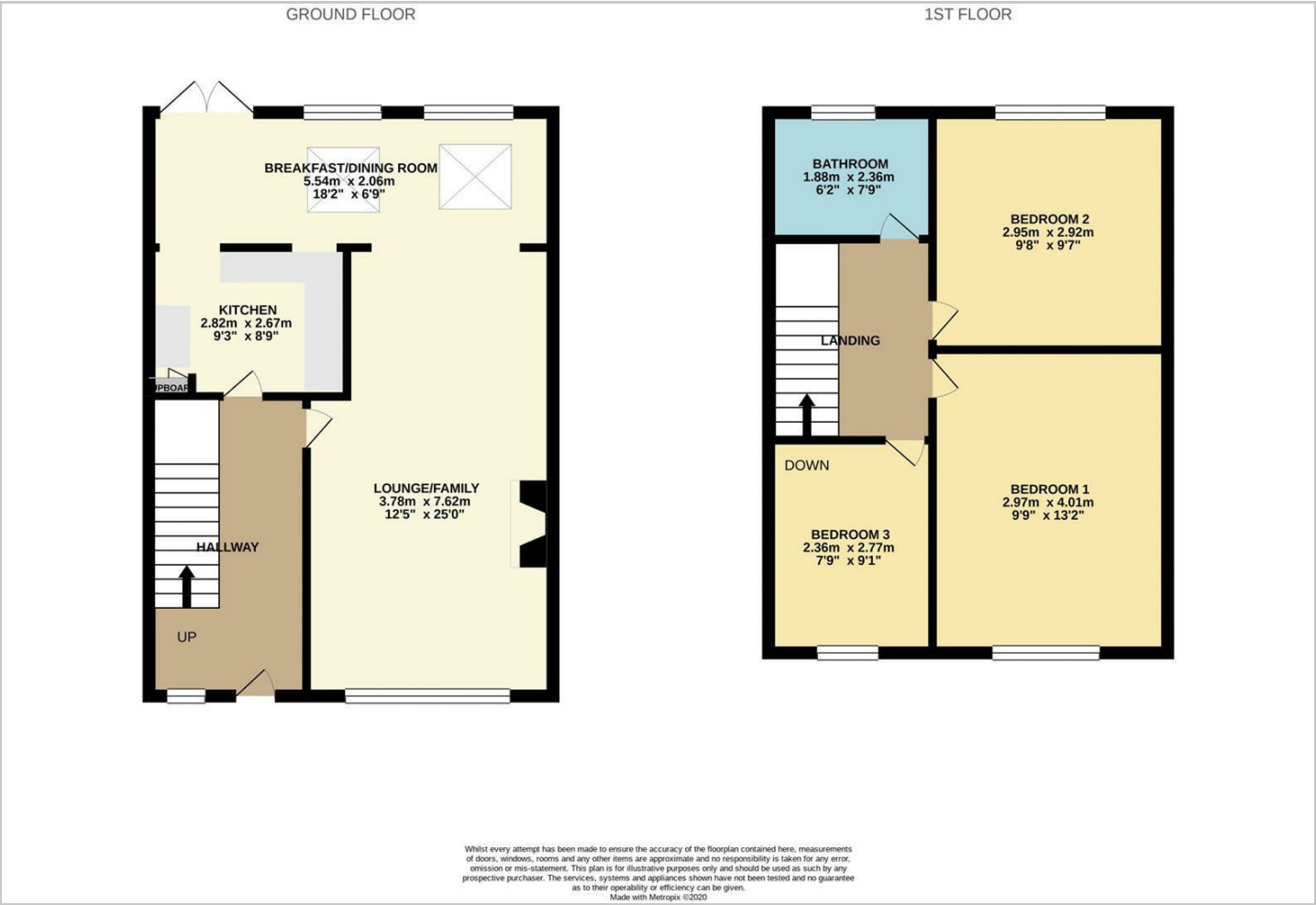
Hybrid Map



Terrain Map



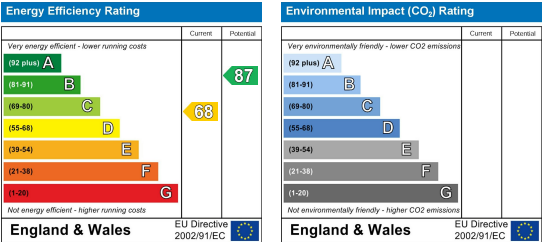
Floor Plan



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.