

# HUNTERS®

HERE TO GET *you* THERE



## Elizabeth Way

Mangotsfield, Bristol, BS16 9LN

£340,000



Council Tax: D



# 85 Elizabeth Way

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£340,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this spacious modern built semi-detached family home set in a lovely cul-de-sac setting. Having excellent links to Bristol, Bath by car and bike whilst having good access to M32/M4/5 motorway networks.

The accommodation comprises to the ground floor: entrance hallway, cloakroom, large lounge/diner with patio door leading out to rear garden, kitchen/breakfast room with built in oven and hob. To the first floor can be found 3 generous size bedrooms, master en-suite and a family bathroom.

Externally the property benefits from having a good size rear garden laid to lawn and decking, front garden, driveway providing off street parking space and garage.

## ENTRANCE

Via a UPVC double glazed door leading through to entrance hallway.

## ENTRANCE HALL

Coved ceiling, radiator, wood effect laminate flooring, single panel radiator, alarm panel, hardwired smoke detector, stairs rising to first floor, doors to kitchen, cloakroom and lounge, power points, phone point.

## CLOAKROOM

Opaque UPVC double glazed window to front, close coupled W.C, wash hand basin, tiled splash backs, radiator, wood effect laminate floor.

## KITCHEN/BREAKFAST ROOM

10'8" x 9'8" (3.25 x 2.95)

UPVC double glazed window to front, fitted kitchen with base and wall units, rolled edge worktop

surfaces, space for fridge freezer, one and a half bowl stainless steel sink unit, wall mounted Vaillant combination boiler supplying hot water and central heating, wood effect laminate flooring, space for washing machine and dishwasher space for fridge freezer, built in electric oven and four ring gas hob with extractor fan hood, tiled splash backs, LED ceiling downlighters.

## LOUNGE/DINING ROOM

19'4" x 17'2" Max (5.89 x 5.23 Max)

L shaped lounge/dining room, double glazed window to rear garden, wood effect laminate flooring, TV point, built in under stair cupboard, two radiators, dado rail, coved ceiling, double glazed patio door leading out to decking/rear garden.

## FIRST FLOOR LANDING

Doors to all rooms, loft access to roof with loft ladder built into the roof space, built in cupboard, hard wired smoke detector.

## MASTER BEDROOM

11'0" x 10'4" (3.35 x 3.15)

UPVC double glazed window to rear, built in double wardrobes with hanging rail and shelf, radiator, TV point, hardwood flooring, door to en-suite.

## EN-SUITE

Opaque UPVC double glazed window to side, shower enclosure with thermostatically mains controlled shower unit, vanity unit with wash hand basin inset, close coupled W.C, extractor fan, ceiling spot lighting, part tiled walls, tiled flooring, chrome heated towel radiator.

### BEDROOM TWO

9'3" x 9'0" (2.82 x 2.74)

UPVC double glazed window to rear, built in wardrobe with hanging rail and shelf, radiator, hardwood flooring.

### BEDROOM THREE

9'9" x 6'5" (2.97 x 1.96)

UPVC double glazed leaded light double opening window to front, radiator.

### BATHROOM

Fitted white three piece suite, half tiled walls, wooden effect laminate flooring, radiator, double glazed opaque leaded light window to front aspect, extractor fan, chrome mixer shower taps to bath.

### OUTSIDE

#### FRONT GARDENS

Area laid to lawn, Path to entrance, chipping stone borders.

#### DRIVEWAY

Laid to tarmac the driveway provides off street parking, leading to attached garage - security light to garage.

### REAR GARDENS

42'9" x 27'0" MAX (13.03 x 8.23 MAX)

Good size garden with large decked area leading to a well tended lawn with brick edged boundaries, plant/shrub borders, courtesy door to garage, two security lights, enclosed by boundary fencing.

### GARAGE

17'0" x 8'3" (5.18 x 2.51)

Single attached garage, up and over door to front, power and light.

### 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.



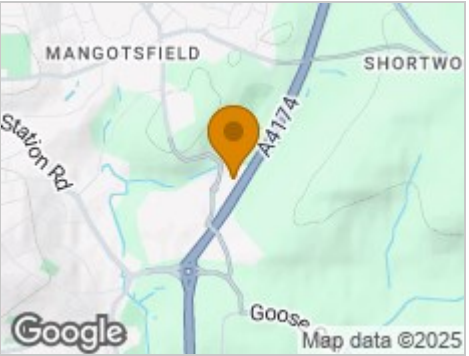
Road Map



Hybrid Map



Terrain Map



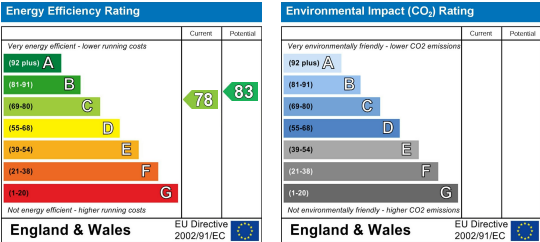
Floor Plan



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.