

HUNTERS®

HERE TO GET *you* THERE



Royal Road

Mangotsfield, Bristol, BS16 9DH

£325,000

3 1 2 D

Council Tax: B



71 Royal Road

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this 3 bedroom semi-detached home which is conveniently situated close to the amenities of Mangotsfield, Downend and Emersons Green with its array of shops and schools. Offering a corner plot position, there is lots of potential for future extension and improvement (subject to necessary building and planning consents). The spacious living accommodation comprises to the ground floor; entrance hallway, lounge and kitchen/diner. To the first floor can be found 2 double bedrooms, a generous sized single bedroom and a family bathroom with over bath shower. The property further benefits from double glazed windows, gas central heating, well tended front, side and rear gardens, attached garage and driveway providing off street parking.

ENTRANCE PORCH

Access via an opaque UPVC double glazed door with matching side window panels, tiled floor, opaque aluminium double glazed door to hallway.

HALLWAY

Wall cupboard housing electric meter, dado rail, double radiator, stairs rising to first floor accommodation, doors to lounge and dining room.

LOUNGE

16'2" (max) x 15'11" (4.93m (max) x 4.85m)
Dual aspect UPVC double glazed windows to front and side, coved ceiling, double radiator, TV point, under stair storage cupboard, fitted stone effect fireplace with matching side unit with display plinth.

KITCHEN/DINER

11'7" x 15'11" (3.53m x 4.85m)
Dual aspect UPVC double glazed windows to front and rear, coved ceiling, range of fitted wall and base units, laminate work top with matching breakfast bar, composite sink bowl unit with mixer tap, tiled splash backs, space for cooker (electric cooker point), space for fridge freezer, TV point, opaque glazed door to outer lobby.

OUTER LOBBY

Tiled floor, opaque UPVC double glazed door leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch with pull down ladder (loft mainly boarded with light), dado rail, doors leading to bedrooms and bathroom.

BEDROOM ONE

11'4" x 9'8" (3.45m x 2.95m)
UPVC double glazed window to front, radiator, fitted mirror fronted wardrobes, TV point, built in cupboard.

BEDROOM TWO

12'9" x 7'10" (3.89m x 2.39m)
Dual aspect UPVC double glazed windows to front and side, coved ceiling, radiator.

BEDROOM THREE

9'6" x 7'6" (2.90m x 2.29m)
UPVC double glazed window to front, coved ceiling, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: panelled bath with tap/shower mixer attachment, glass shower screen, pedestal wash hand basin, close coupled W.C, built in cupboard housing Viessman combination boiler, tiled walls, radiator and chrome heated towel rail.

OUTSIDE:

REAR GARDEN

Courtyard style garden laid to patio slabs, security light, side gated access, enclosed by boundary wall.

FRONT AND SIDE GARDENS

Good size well tended lawns to front and side of property, plant and shrub borders, enclosed by boundary wall and hedgerow.

OFF STREET PARKING

Driveway to front of property providing off street parking for 2 cars, via double gates, security light.

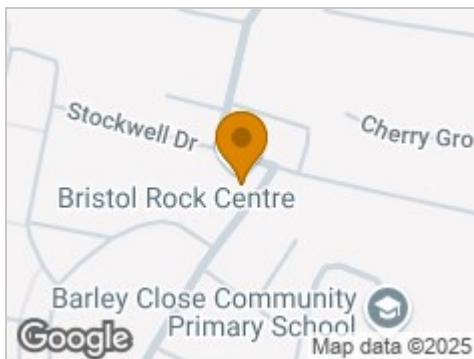
GARAGE

9'9" 15'11" (2.97m 4.85m)

Attached single garage, up and over door, power and light.



Road Map



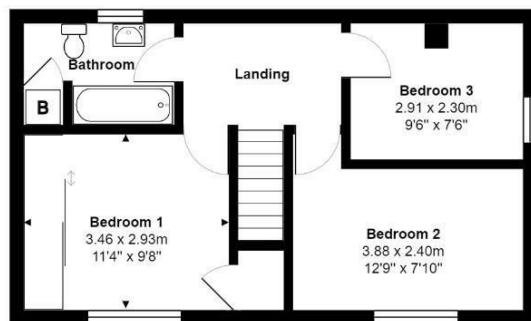
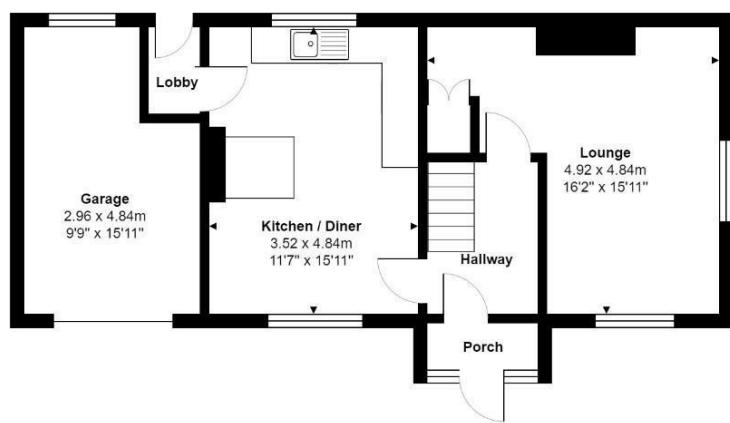
Hybrid Map



Terrain Map



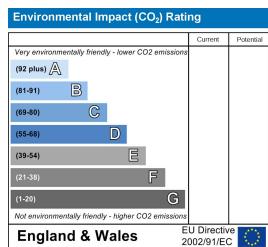
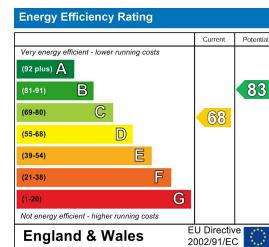
Floor Plan



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.