

HUNTERS®

HERE TO GET *you* THERE



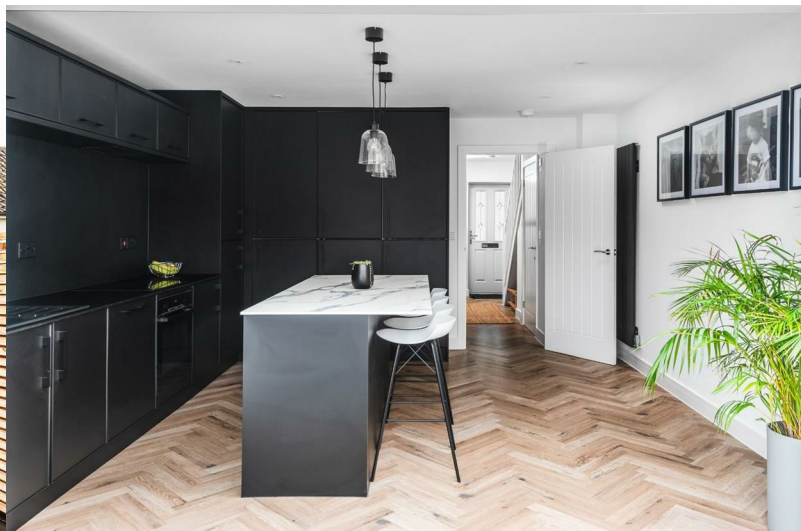
Long Road

Mangotsfield, Bristol, BS16 9HP

£299,950



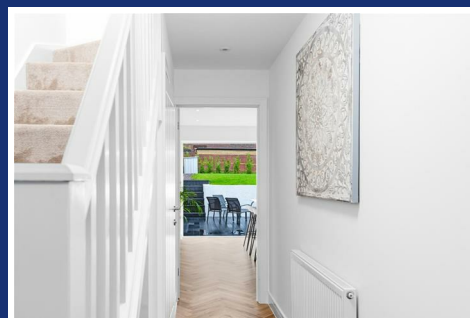
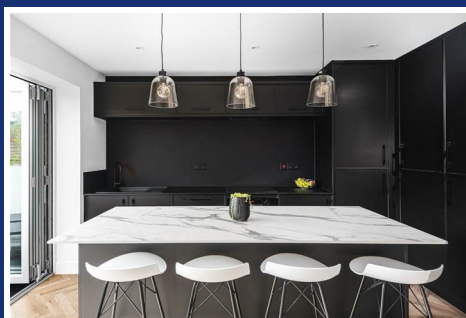
Council Tax: B



92A Long Road

Mangotsfield, Bristol, BS16 9HP

£299,950



DESCRIPTION

Hunters are pleased to bring to the market this impressive newly built end of terrace house, located within the popular Long Road in Mangotsfield. The property is well placed for the local amenities of Mangotsfield, Downend & Emersons Green whilst providing good transport links, with easy access onto The Ring Road and Cycle Path.

The property has been constructed and finished to a very high standard and provides ready to move in accommodation which is ideal for a first time buyer or young family. The ground floor comprises: entrance hall, cloakroom, lounge, a superb open plan kitchen/diner with stylish Matt black units and FENIX worktops, benefiting from having an island unit with breakfast bar and bi-folding doors that lead out to decking. To the first floor can be found 2 good size bedrooms and a modern bathroom with over bath shower.

The property benefits from having double glazing, gas central heating, stylish Kardean Herringbone flooring to the ground floor, a superb large rear garden laid to lawn and composite decking, driveway to front and additional off street parking for multiple vehicles to rear.

Starter homes built to this standard are rarely available to the local market, therefore an early viewing booking is recommended.

ENTRANCE HALLWAY

Access via a composite opaque double glazed door, radiator, Kardean Herringbone style flooring, LED downlighters, stairs rising to first floor, doors leading to: cloakroom, lounge and kitchen/diner.

CLOAKROOM

Vanity unit with wash hand basin inset, close coupled W.C, Kardean Herringbone style flooring, tiled splash back, LED downlighters, extractor fan.

LOUNGE

14'6" x 8'1" (4.42m x 2.46m)

UPVC double glazed window to front, LED downlighters, radiator, Kardean Herringbone style flooring.

KITCHEN/DINER

13'6" x 13'5" (4.11m x 4.09m)

Range of Matt black wall and base units with FENIX work tops and splash backs, matching Island incorporating breakfast bar, pantry cupboard, built in electric oven and induction hob, integrated oven extractor fan, integrated fridge freezer, integrated washer/dryer, composite sink bowl unit with mixer tap, vertical radiator, Kardean Herringbone style floor, LED downlighters, 3 panel double glazed bi-fold doors leading out to decking/rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch (loft boarded and insulated), doors leading to bedrooms and bathroom.

BEDROOM ONE

14'4" (max) x 10'1" (4.37m (max) x 3.07m)

UPVC double glazed window to front, LED downlighters, radiator.

BEDROOM TWO

10'8" x 8'2" (3.25m x 2.49m)

UPVC double glazed window to rear, LED downlighters, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, LED downlighters, suite comprising: shower bath with mains controlled shower and drench head, close coupled W.C, vanity unit with wash hand basin inset, tiled walls, chrome heated towel radiator, LED downlighters, Karndean Herringbone style flooring, extractor fan.

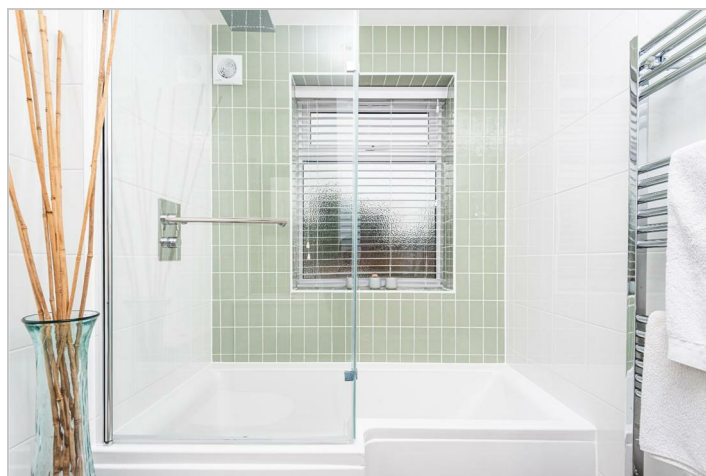
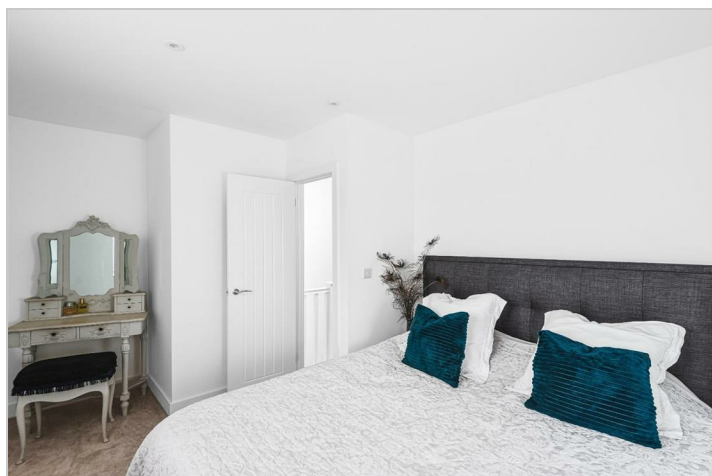
OUTSIDE:

REAR GARDEN

Large landscaped garden laid mainly to lawn, full width composite decking providing ample seating space, gravel pathway, double power socket, 2 outside lights, side vehicle lane access, off street parking space to rear for multiple vehicles, enclosed by boundary fencing and laurel trees.

DRIVEWAY

To front of property laid to tarmac providing off street parking space, wired connection for car charging point.



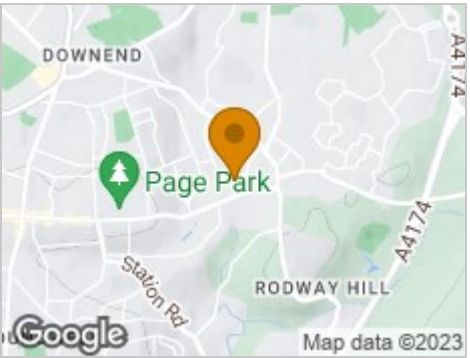
Road Map



Hybrid Map



Terrain Map



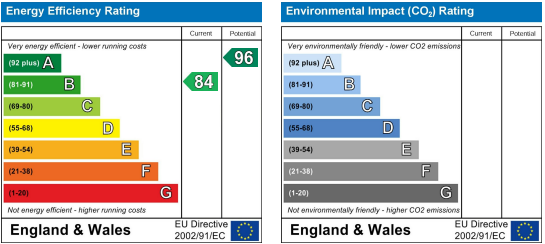
Floor Plan



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.