



## Arnold Road, Mangotsfield, Bristol, BS16 9LB

- Well presented first floor flat
- Open plan lounge/dining/kitchen
- French doors to balcony
- Electric heating & double glazing
- Excellent transport links
- One (double bedroom)
- Built in oven & hob
- Modern shower room
- Allocated parking space
- Unfurnished

**£995**



# Arnold Road, Mangotsfield, Bristol, BS16 9LB

## DESCRIPTION

An immaculate first floor modern built one double bedroom unfurnished flat located within a popular development in Mangotsfield with excellent transport links to the Ring Road and Bristol-Bath Cycle Path. Fantastic open plan living room & kitchen with French doors to balcony & a modern shower room. Allocated parking space.

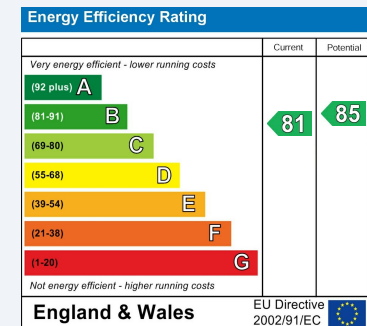






## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

### Viewings

Please contact [downend@hunters.com](mailto:downend@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



10 Badminton Road, Downend, BS16 6BQ  
Tel: 0117 956 1234 Email: [downend@hunters.com](mailto:downend@hunters.com) <https://www.hunters.com>

