

# HUNTERS<sup>®</sup>

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## Richmond Road

Mangotsfield, Bristol, BS16 9EZ

£339,995



Council Tax: C



# 43 Richmond Road

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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this very well presented bay fronted terraced house, located within the popular area of Mangotsfield which is conveniently situated for local amenities as well as the neighbouring amenities of Downend and Emersons Green.

The spacious living accommodation comprises in brief, to the ground floor: hallway, lounge with bay window and fireplace, cloakroom and a fantastic open plan kitchen/diner with stylish high gloss units and solid oak work tops, integrated appliances and French doors leading out to garden. To the first floor can be found a modern bathroom with over bath shower, 2 double bedrooms and a generous size single bedroom.

Externally the property has a well tended rear garden which is laid to lawn and decking, 2 car driveway and a large single garage to rear.

## ENTRANCE

Storm porch with quarry tiled floor, composite opaque double glazed door with matching side window panels leading through to hallway.

## HALLWAY

Double radiator, electric meter cupboard, under stair storage cupboard, stairs rising to first floor, doors to lounge and kitchen/diner.

## KITCHEN/DINER

18'11" (max) x 18'2" (max) (5.77m (max) x 5.54m (max))

UPVC double glazed windows to rear and side, UPVC double glazed French doors leading out to decking/rear garden, range of fitted high gloss wall and base units, solid oak work tops, 1 1/2 sink bowl

unit with mixer tap, built in stainless steel electric oven and gas hob, stainless steel extractor fan hood, tiled splash backs, integrated fridge freezer, washing machine and fridge freezer, LED downlighters, wine rack, engineered oak floor, door to cloakroom.

## CLOAKROOM

Close coupled W.C, wash hand basin, tiled splash backs.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Loft hatch with pull down ladder (loft partly boarded), spindled balustrade, doors to bedrooms and bathroom.

## BEDROOM ONE

11'11" x 10'11" (3.63m x 3.33m)

UPVC double glazed window to front, double radiator.

## BEDROOM TWO

12'3" x 10'1" (3.73m x 3.07m)

UPVC double glazed window to rear, double radiator, double fitted wardrobe, built in cupboard housing Worcester combination boiler.

## BEDROOM THREE

8'0" x 7'9" (2.44m x 2.36m)

UPVC double glazed window to rear, double radiator.

## BATHROOM

Opaque UPVC double glazed window to rear, modern white suite comprising: shower bath with mains controlled shower system over, glass shower screen, vanity unit with wash hand basin inset,

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concealed W.C, part tiled walls, tiled plank style floor, extractor fan, LED downlighters, chrome heated towel radiator.

#### OUTSIDE:

##### REAR GARDEN

Decking providing ample seating space, paved pathway with lawn either side, water tap, courtesy door to garage, rear gated access to vehicle lance, enclosed by boundary wall and fence.

##### GARAGE

Large single garage to rear of property, up and over door, power and light.

##### DRIVEWAY

To front of property, laid to stone chippings, off street parking for 2 cars, enclosed by boundary wall.



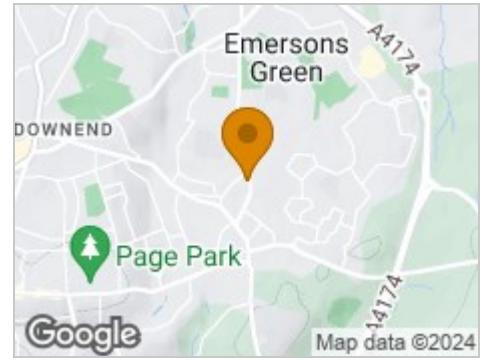
## Road Map



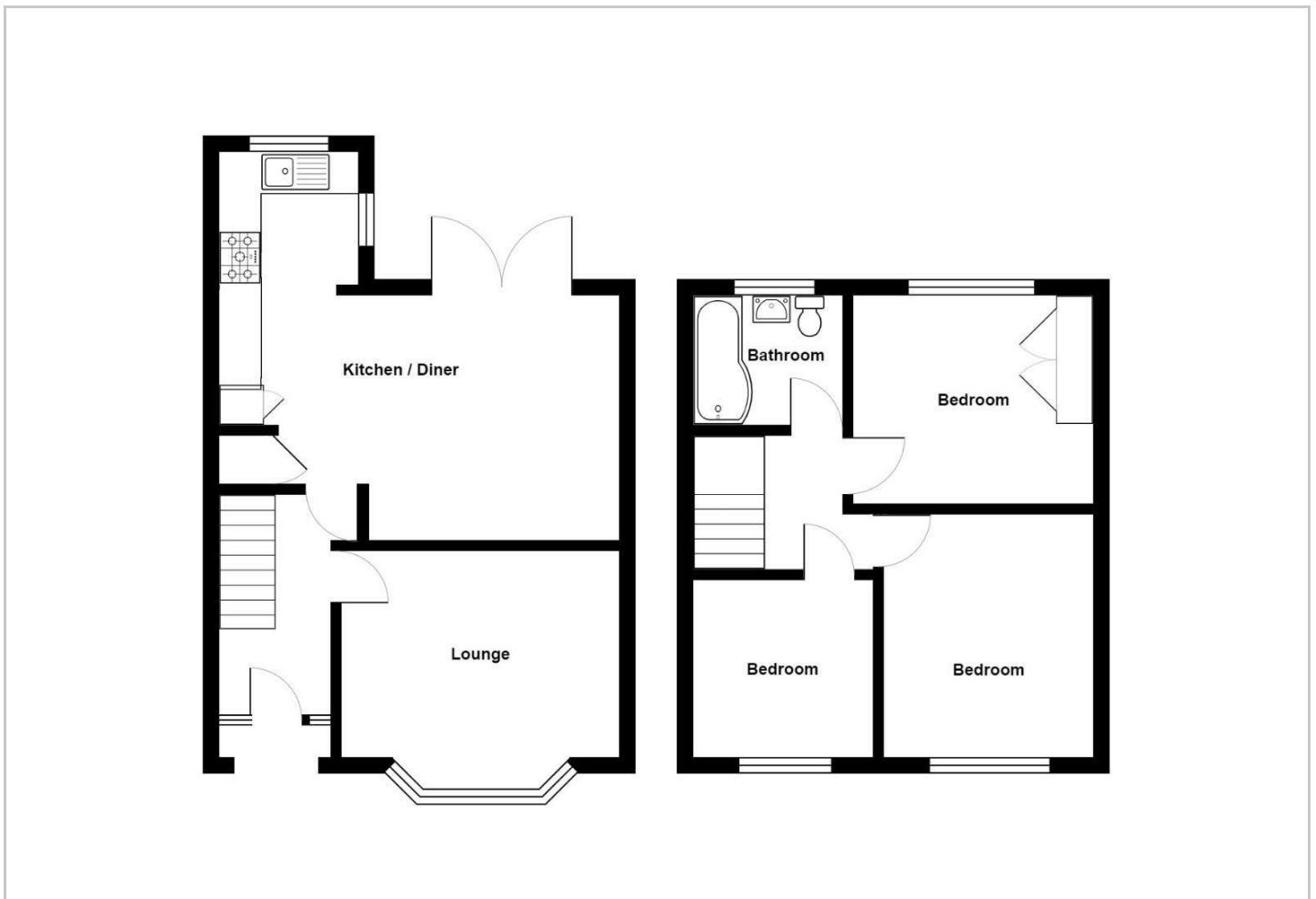
## Hybrid Map



## Terrain Map



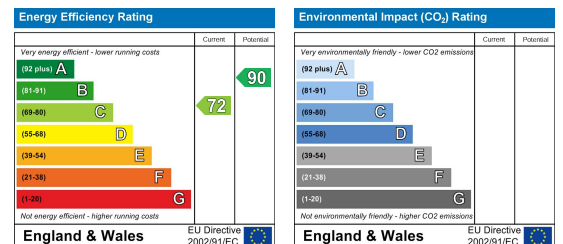
## Floor Plan



## 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.