

HUNTERS[®]

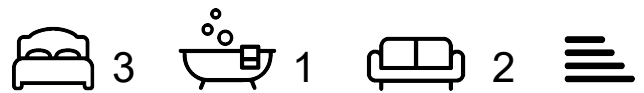
HERE TO GET *you* THERE



The Laurels

Mangotsfield, Bristol, BS16 9BU

£325,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this well presented semi-detached home, offering a quiet position which overlooks a green to the front.

The property is conveniently located close to the amenities of Mangotsfield, Downend and Emersons Green. These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, libraries, doctors surgeries and dental practices.

The accommodation comprises in brief to the ground floor, entrance hall, lounge, dining area and kitchen. To the first floor can be found 2 double sized bedrooms, a single bedroom and a modern family bathroom with an over bath shower.

Further benefits include double glazed windows, gas central heating, a well tended rear garden which is mainly laid to lawn and patio and a garage situated to the rear of property.

ENTRANCE HALL

Access via UPVC opaque stained glass door, radiator, bamboo flooring, stairs rising to first floor.

LOUNGE

15'3" x 13'0" (4.65m x 3.96m)

UPVC double glazed Bow window to front, Bamboo flooring, electric feature fire, wood mantel, opening leading through to dining room.

DINING ROOM

9'9" x 7'9" (2.97m x 2.36m)

Under stair storage cupboard housing electric and gas meters, radiator, UPVC double glazed French doors leading out to rear garden, doorway leading to kitchen.

KITCHEN

9'2" x 8'3" (2.79m x 2.51m)

Dual aspect UPVC double glazed windows to rear and side, range of grey wall and base units, laminate work top, single stainless steel sink bowl unit with mixer tap, tiled splash backs, space for cooker, stainless steel extractor fan hood, under unit lights, space for under counter fridge, space and plumbing for washing machine and dishwasher.

FIRST FLOOR LANDING

Oak spindled staircase, built in airing cupboard housing a VAillant combination boiler, loft hatch with pull down ladder (loft partly boarded with light).

BEDROOM ONE

12'4" x 9'5" (3.76m x 2.87m)

UPVC double glazed window to front, radiator.

BEDROOM TWO

11'11" x 9'5" (3.63m x 2.87m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

9'5" (max) x 6'6" (2.87m (max) x 1.98m)

UPVC double glazed window to front, radiator, oak effect laminate floor, built in cupboard.

BATHROOM

Opaque UPVC double glazed window to rear, modern white suite comprising: shower bath with mains controlled shower over, glass shower screen, vanity unit with wash hand basin and concealed W.C inset, tiled walls, tiled effect floor, heated towel radiator, shaver point, extractor fan.

REAR GARDEN

Patio with matching pathway, leading to a well tended lawn, border laid to stone chippings, security light, water tap, side and rear gated access, courtesy door to garage, side and rear gated access, enclosed by boundary wall and fence.

FRONT GARDEN

Laid to lawn, plant/shrub borders, paved pathway to entrance.

GARAGE

Single garage located to rear of property, up and over door access, power and light.



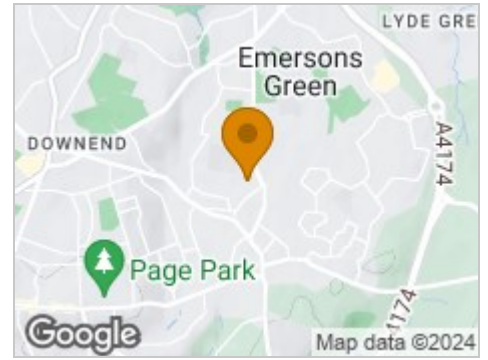
Road Map



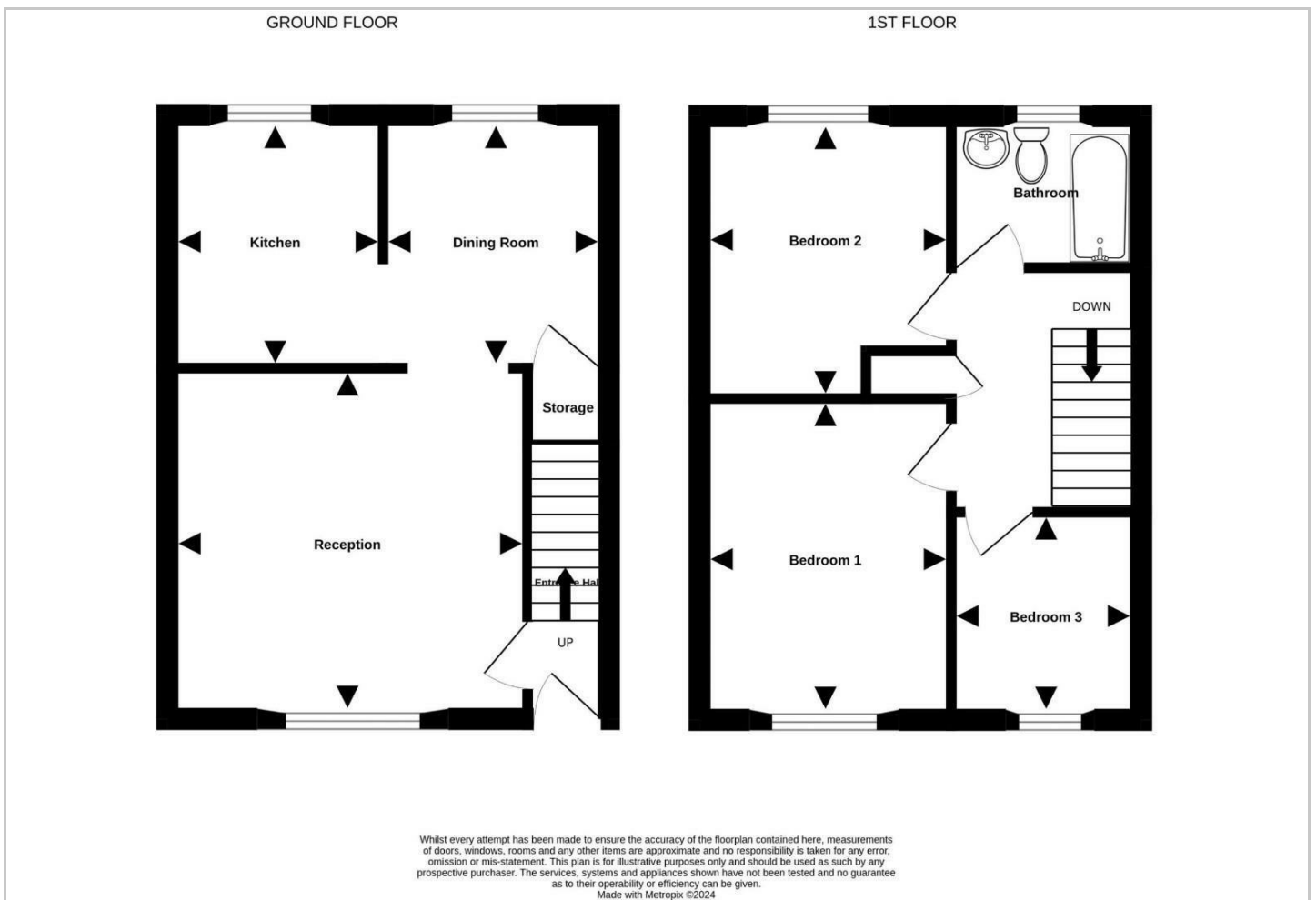
Hybrid Map



Terrain Map



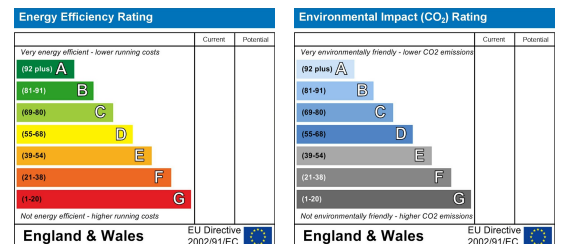
Floor Plan



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.