

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Long Road

Mangotsfield, Bristol, BS16 9HG

£325,000



Council Tax:



# 16 Long Road

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£325,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this middle terrace house occupying a position in the popular area of Mangotsfield. This property is conveniently situated for many popular schools, for access onto the Avon ring road, for major motorway connections, for the Bristol and Bath cycle path and for the amenities of Downend, Staple Hill and Mangotsfield.

These amenities include a wide variety of independent shops and supermarkets, coffee shops, restaurants, library's, doctors surgeries and dental practices.

The accommodation comprises to the ground floor; entrance porch, a lounge with uPVC double glazed French doors leading into the rear garden, a separate dining room and a modern fitted kitchen which incorporates an integral oven and hob.

To the first floor there is a bathroom with an over bath shower and three generous sized bedrooms.

Externally to the front of the property there is a low maintenance garden which is mainly laid to loose chippings whilst to the rear is a well tended garden which is mainly laid to lawn and paved patios.

The property has the benefit of a large garage with an electric up and over door and power and light situated to the rear, measuring 18'1" x 15'5".

Additional benefits include; gas central heating which is supplied by a Vaillant boiler and uPVC double glazed windows.

We would recommend an early internal viewing appointment to fully appreciate what this super house has to offer.

## ENTRANCE

Via a part opaque uPVC double glazed door, leading into an entrance porch.

## ENTRANCE PORCH

uPVC double glazed window to front, part opaque glazed door leading into lounge.

## LOUNGE

18'5" x 10'9" (5.61m x 3.28m)

uPVC double glazed French doors leading into rear garden, fire place housing a gas flame effect fire, under stairs storage cupboard, TV aerial point, two radiators, stairs leading to first floor accommodation and door leading into dining room.

## DINING ROOM

14'2" x 11'4" (into bay) (4.32m x 3.45m (into bay))

uPVC double glazed bay window to front, radiator, laminate floor, door leading into kitchen.

## KITCHEN

13'5" x 7'5" (4.09m x 2.26m)

uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap, tiled splash backs, range of fitted high gloss wall and base units incorporating a stainless steel electric oven with four ring gas hob and stainless steel cooker hood, square edged work surface, space for an under the counter fridge and freezer, plumbing for washing machine, radiator, half opaque uPVC double glazed door leading into rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

uPVC double glazed window to front, loft access, cupboard housing a Vaillant boiler supplying gas central heating and domestic hot water, doors leading into all first floor rooms.



## BEDROOM ONE

14'0" x 9'1" (4.27m x 2.77m)

uPVC double glazed window to rear, over stairs storage cupboard, fitted double fronted wardrobe, radiator.

## BEDROOM TWO

14'8" (widest point) x 10'8" (into bay) (4.47m (widest point) x 3.25m (into bay))

uPVC double glazed bay window to front, radiator, stripped and stained floor boards.

## BEDROOM THREE

9'0" x 8'3" (2.74m x 2.51m)

uPVC double glazed window to rear, radiator.

## BATHROOM

Opaque uPVC double glazed window to rear, W.C. wash hand basin and panelled bath with an over bath shower system, tiled splash backs, radiator.

## OUTSIDE

### FRONT GARDEN

Mainly laid to loose chippings, path leading to main entrance, low level fence and boundary wall.

## REAR GARDEN

Two areas laid to lawn. two paved patios, established herbaceous borders displaying small trees, flowers and shrubs, water feature, water tap, storage cupboard, rear pedestrian access, garden surrounded by a boundary wall and fence, door leading into garage.

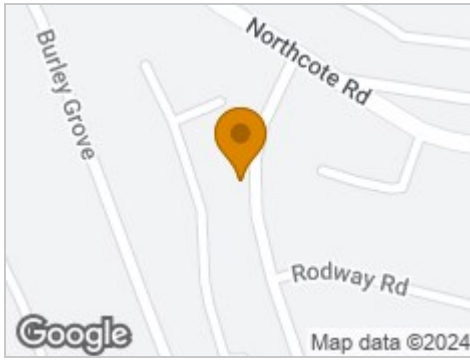
## GARAGE

18'1" x 15'5" (5.51m x 4.70m)

Electric up and over door, window to rear, power and light.



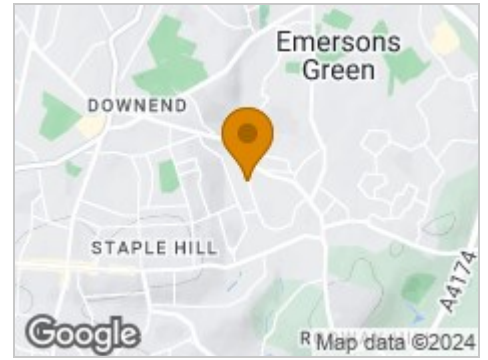
## Road Map



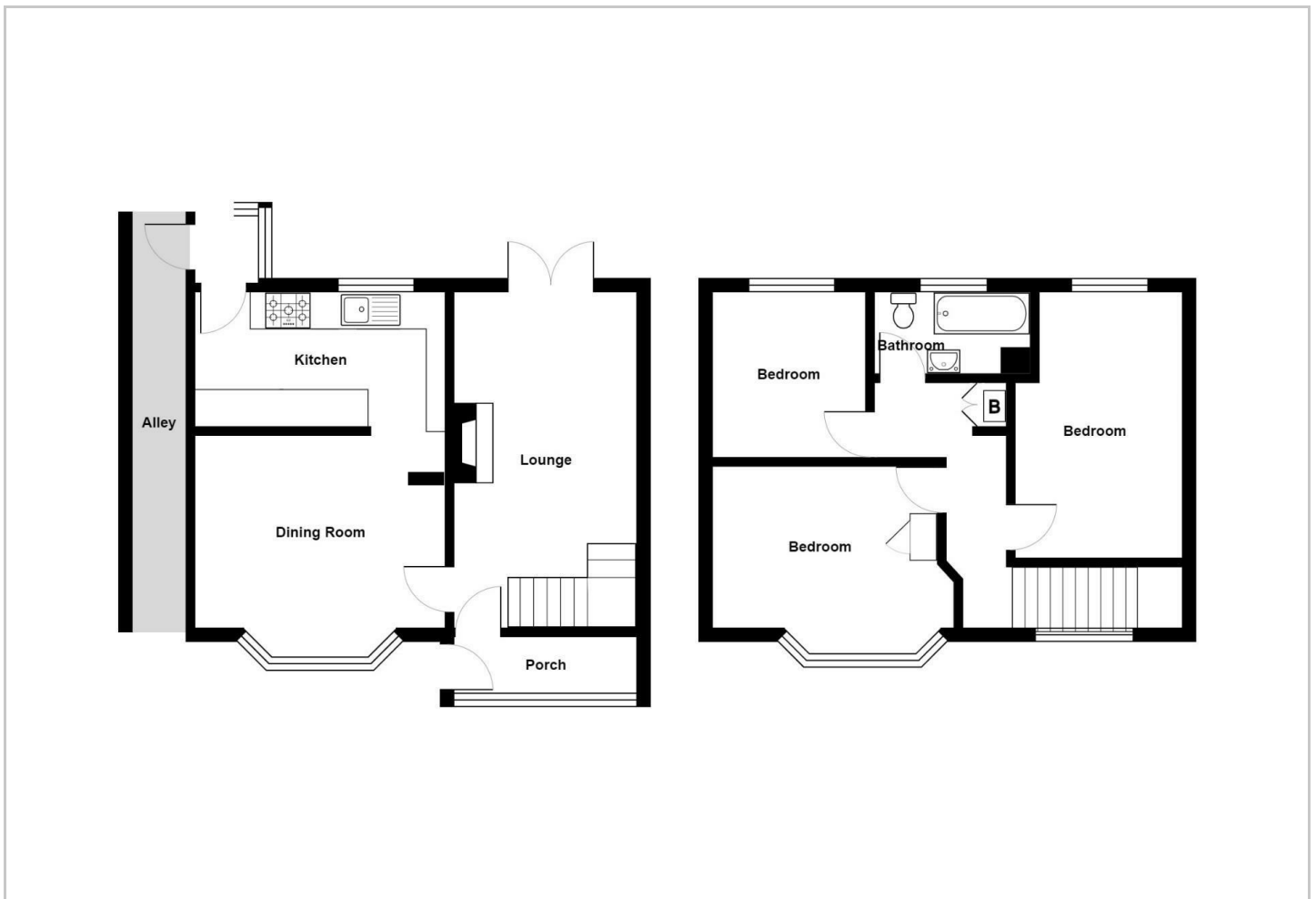
## Hybrid Map



## Terrain Map



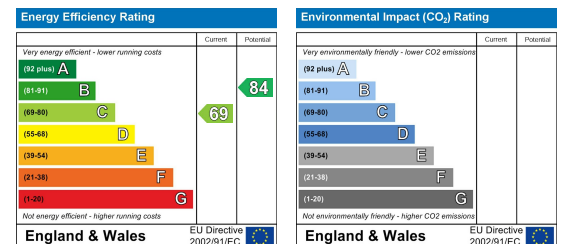
## Floor Plan



## 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.