

# HUNTERS<sup>®</sup>

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## Jubilee Crescent

Mangotsfield, Bristol, BS16 9BB

£400,000



Council Tax: C



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## DESCRIPTION

Hunters Estate Agents are pleased to offer for sale this extended bay fronted semi-detached family home which occupies a popular position in Mangotsfield. The property is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being within easy reach of many schools and for the amenities, of Emersons Green, Downend and Mangotsfield. These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

Entry into the property is via a uPVC double glazed door which leads into a small porch. A stained glazed panelled door leads into the entrance hall which has practical stripped and stained floorboards. The bay fronted lounge has a feature gas coal and flame effect fire and an archway leading into a dining area. Glazed panelled double doors lead into a light and airy garden room which has uPVC double glazed French doors leading into the rear garden and doors leading into a modern cloakroom and kitchen. The kitchen is fitted with an extensive range of modern wall and base units with soft close doors and drawers and which incorporates an integral Bosch double electric oven and four ring induction hob with a stainless steel cooker hood over.

To the first floor there is a bathroom with a chrome over bath shower system, two double bedrooms and a good sized single bedrooms. The master bedroom has the benefit of built in wardrobes providing ample storage space.

Externally to the front of the property the driveway has been laid to block paving and provides two off street parking spaces. To the rear of the property there is a well presented good sized garden which has been laid mainly to paved patios and lawn. Additional benefits include; solar panels which are owned by the sellers and will be transferred with the property, gas central heating which is supplied by a Worcester boiler, uPVC double glazed windows and a security alarm.

We would wholeheartedly recommend an early internal of this super property in order to fully appreciate what it has to offer.

## ENTRANCE

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

## ENTRANCE PORCH

Terracotta tiled floor, stained and leaded glazed panelled hardwood door with stained and opaque glazed surround leading into entrance hall.

## ENTRANCE HALL

Coved ceiling low level cupboard housing electric meter and consumer unit, under stairs storage cupboard, security alarm control panel, radiator, stripped and stained floorboards, stairs leading to first floor accommodation and doors leading into lounge and kitchen.

## LOUNGE

13'1" x 11'8" (into bay) (3.99m x 3.56m (into bay))  
uPVC double glazed bay window to front, coved ceiling, feature fireplace housing a gas coal and flame effect fire, dado rail, radiator, archway leading into dining area.

## DINING AREA

11'8" x 11'5" (3.56m x 3.48m)  
Coved ceiling, dado rail, radiator, laminate floor, glazed panelled double doors leading into garden room.

## GARDEN ROOM

16'3" x 9'8" (4.95m x 2.95m )  
Velux window to rear, ceiling with recessed LED spot lights, high level storage cupboard, vertical radiator, uPVC double glazed French doors leading into rear garden and doors leading into cloakroom and kitchen.

## CLOAKROOM

White suite comprising; W.C. wash hand basin with chrome mixer tap and white high gloss double fronted cupboard below, half tiled walls, extractor fan, chrome heated towel rail.

## KITCHEN

14'5" x 6'9" (4.39m x 2.06m)  
Dual aspect uPVC double glazed windows, coved ceiling, stainless steel one and a half sink drainer with chrome mixer tap and tiled splash backs, range of fitted cream coloured wall and base units with soft close doors and drawers and incorporating an integral Bosch stainless steel double electric oven with four ring induction and hob with a stainless steel cooker hood over, space for a tall fridge freezer, plumbing for



washing machine, plumbing for dishwasher, square edged work surface with up stand, Worcester boiler supplying gas central heating and domestic hot water.

## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access, coved ceiling, doors leading into all first floor rooms.

### BEDROOM ONE

11'7" x 9'1" (3.53m x 2.77m)

uPVC double glazed window to front, coved ceiling, range of built in wardrobes, radiator.

### BEDROOM TWO

12'3" x 9'9" (3.73m x 2.97m)

uPVC double glazed window to rear, coved ceiling, radiator.

### BEDROOM THREE

8'6" x 7'6" (2.59m x 2.29m)

uPVC double glazed window to front, coved ceiling, radiator.

### BATHROOM

6'5" x 5'2" (1.96m x 1.57m)

Opaque uPVC double glazed window to rear, ceiling with recessed spot lights, coved ceiling, white suite comprising; W.C. with concealed cistern, wash hand basin with double fronted cupboard below and panelled bath with a chrome over bath shower system, mostly tiled walls, chrome heated towel rail.

## OUTSIDE

## FRONT

A block paved area providing two off street parking spaces and a block paved driveway (shared with the neighbouring property) leading to the garage.

## REAR GARDEN

A stone paved patio leading to an area which is mainly laid to lawn with raised sleeper borders, second stone paved patio to rear with brick built BBQ and pergola with climbing wisteria, timber framed garden shed, established cherry blossom tree, outside lighting, outside power points, garden surrounded by wooden fencing, side wooden gate, half glazed door leading into garage, rear gate leading into playing field.

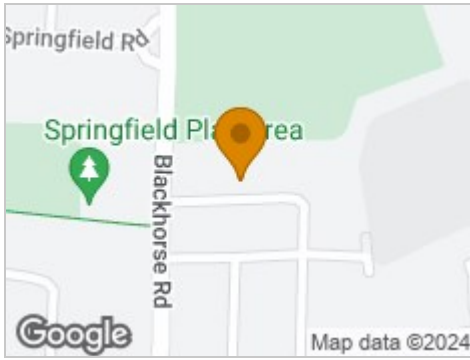
## GARAGE

27'2" x 9'10" (8.3 x 3.0)

Dual aspect uPVC double glazed windows, power and light, metal up and over door.



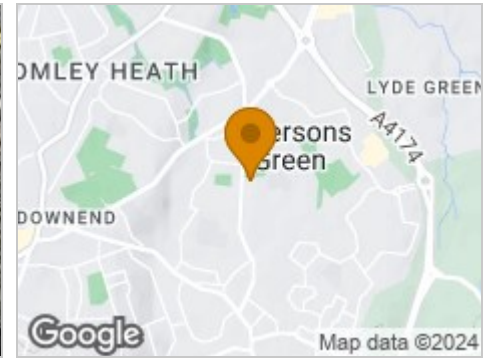
## Road Map



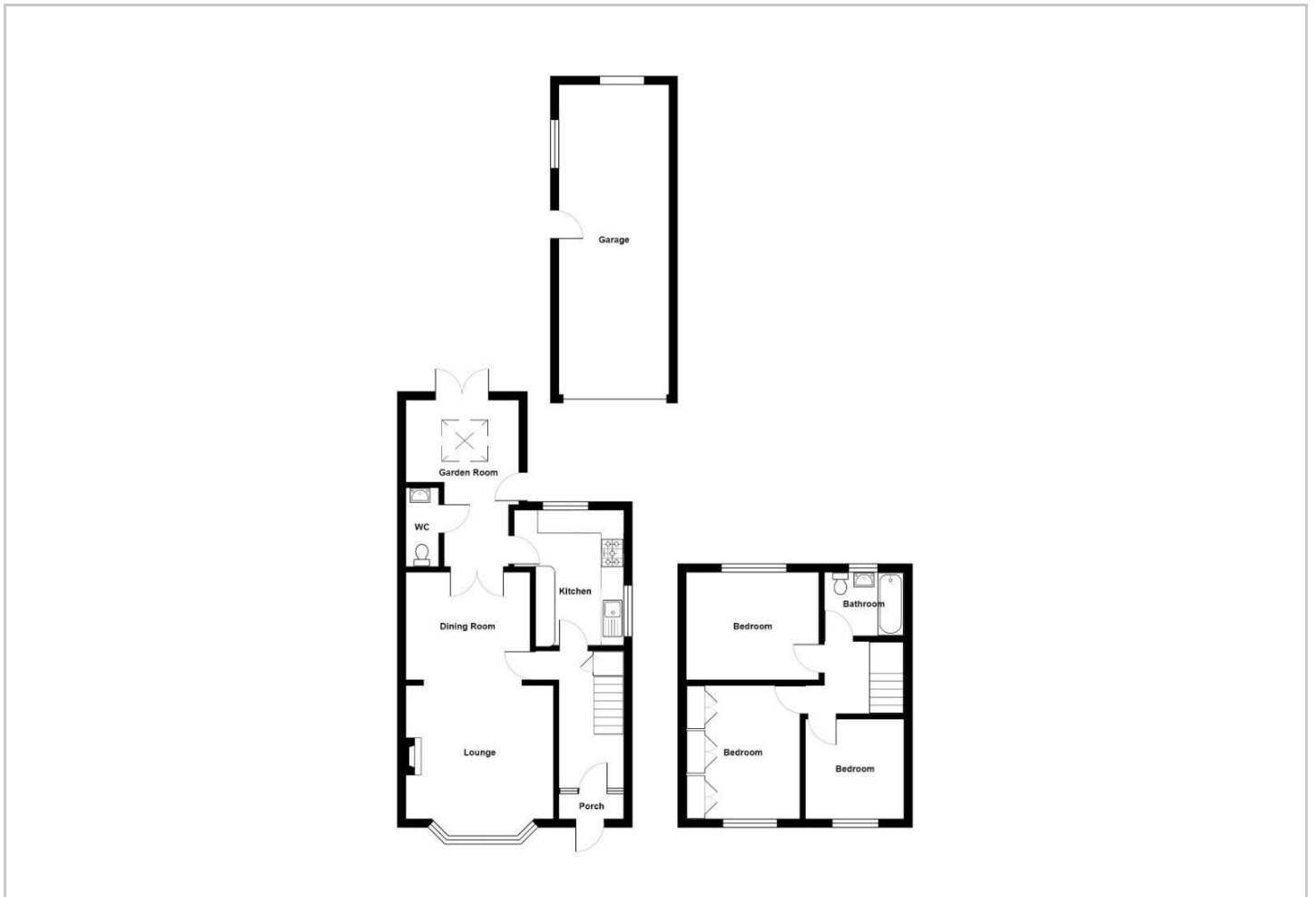
## Hybrid Map



## Terrain Map



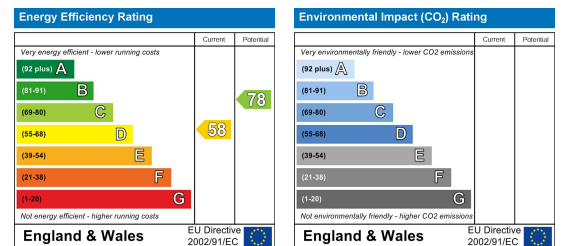
## Floor Plan



## 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.