

# HUNTERS<sup>®</sup>

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## Springfield Road

Mangotsfield, Bristol, BS16 9BG

£325,000



Council Tax: B



# 36A Springfield Road

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## DESCRIPTION

Hunters Estate Agents, Downend, are delighted to bring to the market this superb modern built end of terrace house Located in the popular area of Mangotsfield and is conveniently positioned, providing easy access to Downend High street, Emersons Green retail park and great access links to the A4714 Ring Road and motorway networks.

Constructed approximately 2 years ago this individually built home offers spacious living accommodation which is displayed throughout in excellent order. The accommodation comprises to the ground floor: entrance hallway, cloakroom, open plan living space which incorporates a modern fitted kitchen integrated appliances and oak work tops and breakfast bar and lounge/dining space with French doors leading out to rear garden. To the first floor can be found 2 double bedrooms, the master of which has an en-suite shower room and a modern bathroom with over bath shower.

The property further benefits from having: double glazing, gas central heating and the remainder of a 10 year building warranty. Externally there is a good size lawn rear garden with patio and a brick paved driveway to front which provides off street parking up to 4 cars.

## ENTRANCE HALLWAY

Access via a composite double glazed door, radiator, LVT oak effect flooring, door leading to living room/kitchen, door to cloakroom.

## CLOAKROOM

Close coupled W.C, vanity unit with wash hand basin inset, extractor fan, radiator, oak effect LVT flooring.

## LIVING ROOM/KITCHEN

26'4" x 14'1" (8.03m x 4.29m)

## KITCHEN AREA

UPVC double glazed window to front, range of 2 tone (white and Grey) high glass wall and base units, Oak work tops incorporating breakfast bar with matching upstands, under unit lighting, single stainless steel sink bowl unit, LVT oak effect flooring, built in electric oven and gas hob, extractor fan hood, integrated dishwasher and fridge freezer, radiator.

## LOUNGE/DINING AREA

UPVC double glazed French doors to rear with matching side window panels leading out to rear garden, LVT oak effect floor, radiator, 2 TV points, radiator, stairs rising to first floor.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Spindled balustrade, loft hatch with pull down ladder (loft partly boarded with light), built in cupboard housing Worcester boiler, doors leading to bedrooms and bathroom.

## BEDROOM ONE

11'5" x 10'8" (3.48m x 3.25m)

UPVC double glazed window to rear, radiator, built in over stairs cupboard, door to en-suite.

## EN-SUITE

Opaque UPVC double glazed window to rear, close coupled W.C, vanity unit with wash hand basin inset, shower enclosure with glass folding door, housing a mains controlled shower system with drench head, extractor fan, LED downlighters, oak effect LVT flooring, chrome heated towel radiator.



## BEDROOM TWO

14'2" x 7'3" (4.32m x 2.21m)

TWO UPVC double glazed windows rear, TV point, radiator.

## BATHROOM

Opaque UPVC double glazed window to side, white suite comprising: panelled bath with mains controlled shower over, pedestal wash hand basin, close coupled W.C, tiled walls, LVT oak effect flooring, chrome heated towel radiator, LED downlighters, extractor fan.

## OUTSIDE:

### REAR GARDEN

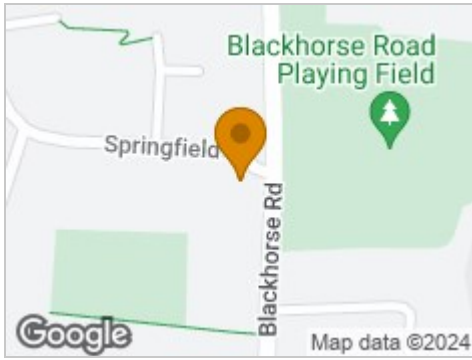
South facing garden, patio leading to a well tended lawn, water tap, 2 outside lights, side gated access to lane, enclosed by boundary fencing.

### FRONT OF PROPERTY

Brick paved driveway providing off street parking for 4 cars



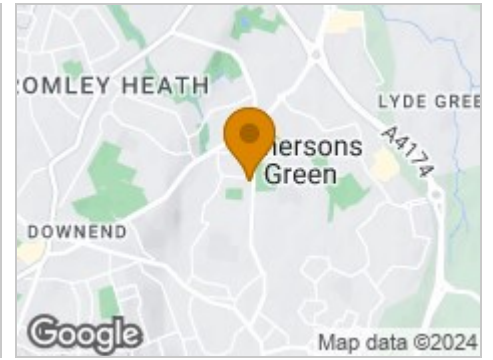
## Road Map



## Hybrid Map



## Terrain Map



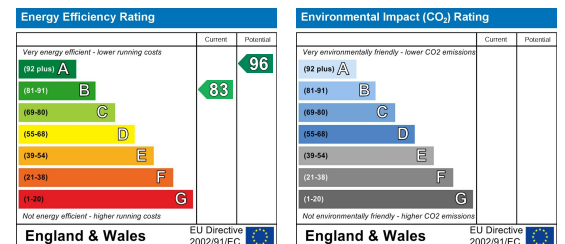
## Floor Plan



## 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.