

HUNTERS[®]

HERE TO GET *you* THERE



Arnold Road

Mangotsfield, Bristol, BS16 9LB

£190,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this modern purpose built second floor flat which is offered for sale with no onward chain and located within a popular development in Mangotsfield. The property is built with traditional block construction and with no cladding and is conveniently positioned for excellent transport links onto The Avon Ring Road and Bristol-Bath Cycle Path. The Emersons Green development with it's shopping centre is only a short drive away.

There is plenty of open outdoor space close by, as Rodway Common and Siston common are within easy walking distance and provide excellent recreational space.

The property offers spacious living accommodation which is displayed throughout in good order and comprises in brief: an open plan living room with French doors with a Juliet balcony, a modern fitted kitchen with an integral oven and hob, 2 double sized bedrooms and a bathroom with a mixer shower.

Further benefits include; electric heating, double glazing and an allocated parking space.

In our opinion the flat would suit a first time buyer or buy to let investor and an early internal inspection is highly recommended.

MAIN ENTRANCE

Access via an intercom phone entry system, communal entrance with stairs rising to all floors.

ENTRANCE HALLWAY

Intercom phone system, built in coats cupboard, built in airing cupboard housing a hot water tank, telephone point, doors leading to:

OPEN PLAN LIVING ROOM

14'11" x 14'6" (4.55 x 4.42)

UPVC double glazed window to rear and side, TV point, UPVC double glazed French doors leading out to Juliet balcony.

KITCHEN AREA

Range of fitted wall and base units, laminate work top and upstands incorporating a 1 1/2 sink bowl unit with mixer tap, built in stainless steel electric oven and ceramic hob, stainless steel extractor fan hood, space and plumbing for washing machine and dishwasher, space for fridge freezer.

BEDROOM ONE

11'7" x 9'7" (3.53 x 2.92)

UPVC double glazed window to front, electric radiator, fitted wardrobes, TV point.

BEDROOM TWO

11'1" x 9'7" (3.38 x 2.92)

UPVC double glazed window to rear, electric radiator.

BATHROOM

Opaque UPVC double glazed window to side, white suite comprising: twin gripped panelled bath with tap/shower mixer attachment over, close coupled W.C, pedestal wash hand basin, part tiled walls, heated towel rail, shaver point, extractor fan.

PARKING

Allocated parking space for 1 car.



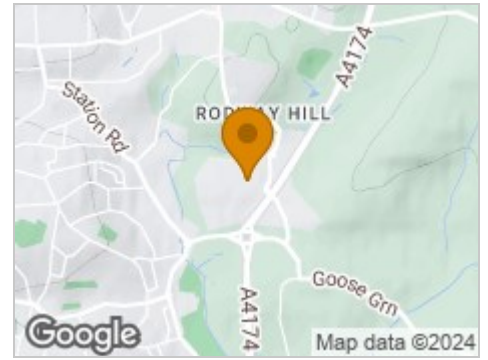
Road Map



Hybrid Map



Terrain Map



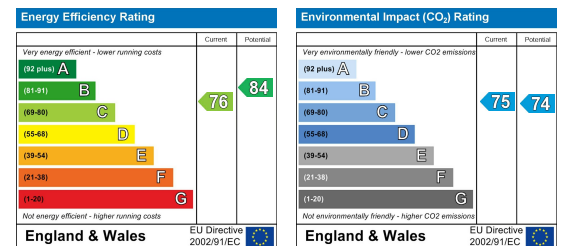
Floor Plan



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.