

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



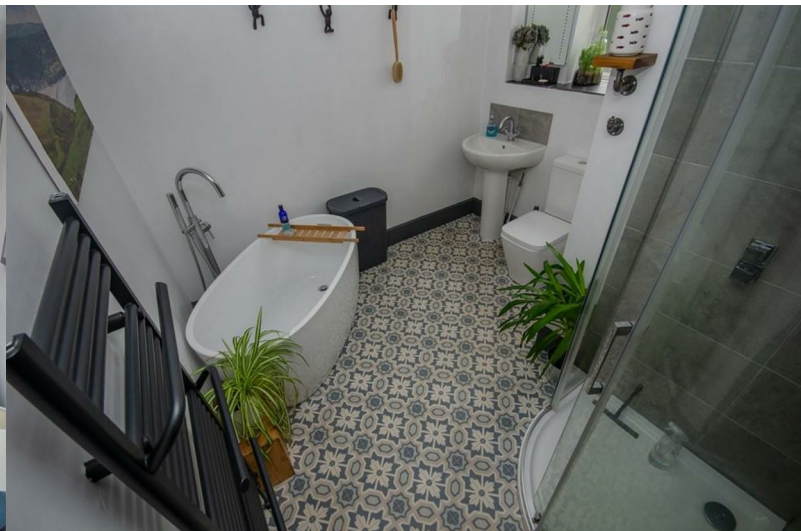
## Cossham Street

Mangotsfield, Bristol, BS16 9EN

£300,000



Council Tax:



# 32 Cossham Street

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this immaculate circa 1880's built middle terrace cottage which is presented in excellent condition throughout and mixes a blend of both period charm together with a modern contemporary decorative style.

The property is located conveniently for the amenities of Mangotsfield, Staple Hill, Downend and Emersons Green, whilst being handily positioned for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, banks, doctors surgeries and dental practices.

The accommodation comprises to the ground floor a kitchen/diner and a generous sized lounge. The kitchen is fitted with a range of cream coloured wall and base units which incorporates an integral oven and four ring gas hob. The lounge has a cast iron wood burner, a part exposed stone feature wall, uPVC double glazed French doors which lead into the rear garden and an open tread staircase leading to the first floor.

To the first floor there are three bedrooms and a contemporary style modern classic white suite with stand alone bath and shower cubicle. Bedrooms one and two are double sized and bedroom three is a good sized single room and has fitted sliding mirror fronted wardrobes.

Externally to the rear of the property is a well maintained low maintenance garden which is laid mainly to paved patio, artificial lawn and with raised flower and shrub borders.

Additional benefits include; uPVC double glazed windows, a security alarm and gas central heating.

In our opinion this property would ideally suit a first time purchaser and we would wholeheartedly

recommend an early internal viewing appointment to fully appreciate what this super property has to offer.

## ENTRANCE

Via a uPVC door, leading into kitchen/diner.

## KITCHEN/DINER

19'0" x 10'6" (5.79m x 3.20m)

## DINING AREA

uPVC double glazed window to front with fitted window seat, ceiling with recessed LED spot lights, full height storage cupboard, storage cupboard housing electric meter, security alarm panel and consumer unit, low level double fronted storage cupboard, radiator, slate floor.

## KITCHEN

uPVC double glazed window to rear, ceiling with recessed LED spot lights, Rangemaster sink drainer with chrome mixer tap with professional hose, range of fitted cream coloured wall and base units incorporating a Stoves integral electric oven with four ring gas hob with a stainless steel cooker hood over, plumbing for washing machine, space for a tall fridge freezer, roll edged work surface, slate flooring.

## LOUNGE

18'3" x 12'0" (5.56m x 3.66m)

Via a part glazed oak panelled door, ceiling with recessed LED spot lights, part exposed stone feature wall, fireplace housing a cast iron wood burner, TV aerial point, radiator, vertical radiator, oak flooring, uPVC double glazed French doors leading into the rear garden, open tread staircase leading to first floor accommodation.

## FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

## LANDING

Part exposed feature stone wall, doors leading into all first floor rooms.

## BEDROOM ONE

11'6" x 10'9" (3.51m x 3.28m)

Via an original pine latch door, uPVC double glazed window to front, ceiling with recessed LED spot lights, loft access, radiator.

## BEDROOM TWO

12'4" x 9'3" (3.76m x 2.82m)

Via an oak panelled door, uPVC double glazed window to front, ceiling with recessed LED spot lights, cast iron feature fireplace, radiator.

## BEDROOM THREE

10'6" (measured into wardrobes andf to widest poin  
(3.20m (measured into wardrobes andf to widest poin)

Via an oak panelled door, uPVC double glazed window to rear, fitted sliding mirror fronted wardrobes with interior shelving and hanging rails, radiator.

## BATHROOM

9'0" x 8'6" (2.74m x 2.59m)

Via an oak panelled door, opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, modern classic white suite comprising; W.C.

wash hand basin with chrome mixer tap, shower cubicle with a chrome shower system and oval double ended free standing bath with freestanding chrome mixer tap with shower attachment, tiled splash backs, dark grey heated towel rail, over stairs storage cupboard housing a Baxi boiler supplying gas central heating and domestic hot water.

## OUTSIDE

### FRONT

Two areas laid to loose shingle divided by a path leading to a covered main entrance, low level boundary wall.

### REAR GARDEN

South facing with a paved patio leading to an area which is laid to artificial lawn with raised sleeper and stone borders stocked with a variety of small shrubs, timber framed storage shed, outside lighting, garden surrounded by wooden fencing and boundary wall.



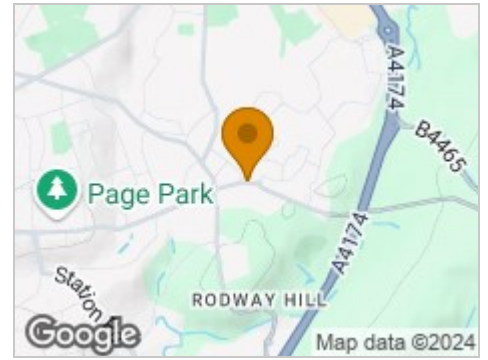
## Road Map



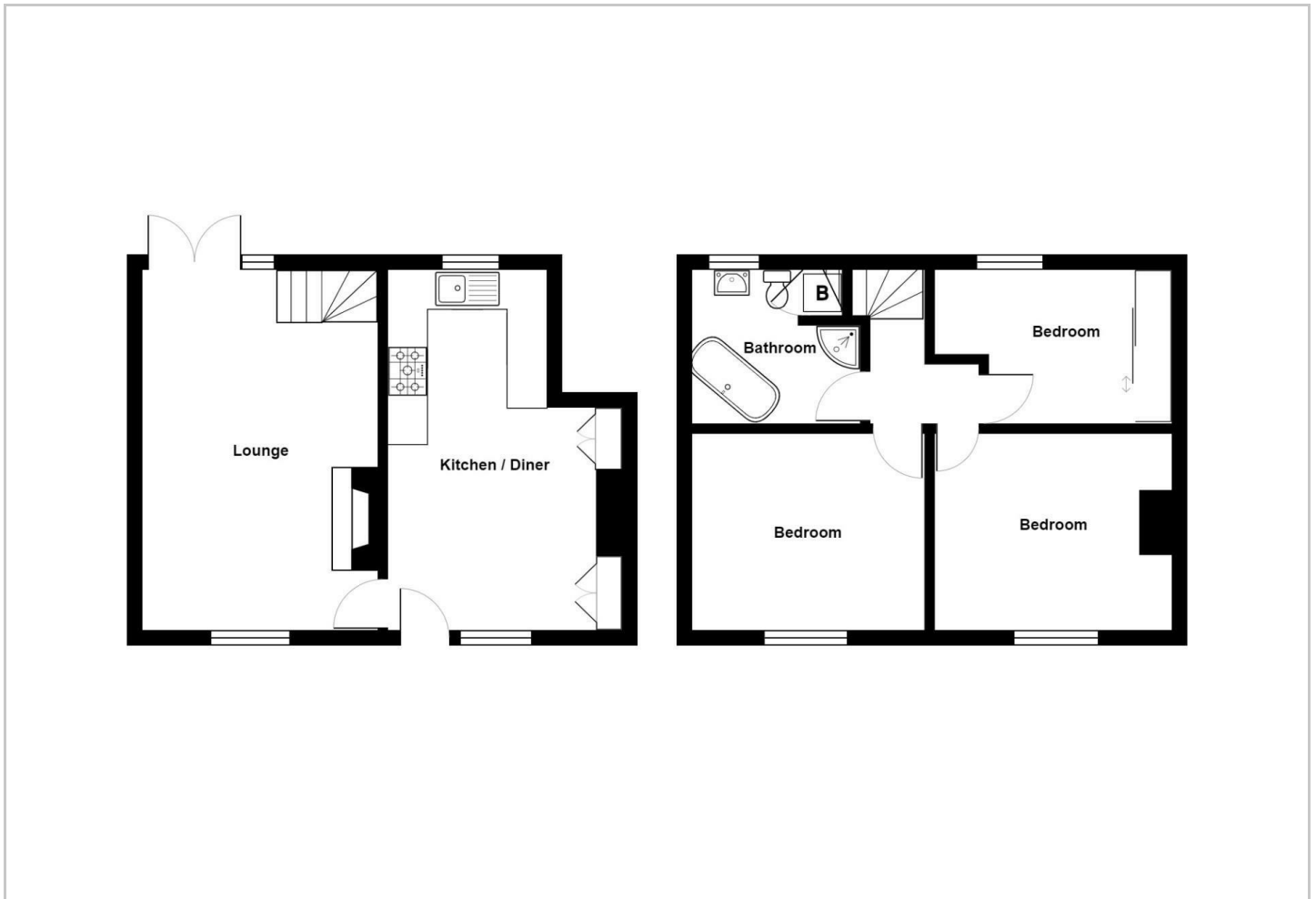
## Hybrid Map



## Terrain Map



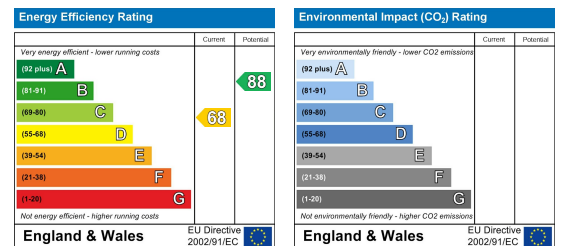
## Floor Plan



## 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.