

HUNTERS[®]

HERE TO GET *you* THERE



Blackhorse Place

Mangotsfield, Bristol, BS16 9AU

£400,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this well presented family home offering a quiet cul-de-sac location which handily placed for the amenities of Mangotsfield and Emersons Green whilst offering excellent transport links onto The Ring Road and Motorway networks.

The property has been extended to the ground floor to offer spacious living accommodation which comprises: entrance hall, 15ft lounge, 18ft kitchen/diner, utility, lean-to, family room and shower room. To the first floor can be found 3 generous size bedrooms and a family bathroom. The property further benefits from having: double glazing, gas central heating, good size front, rear and side gardens, garage within rank to rear and parking space to front of garage.

STORM PORCH

Quarry tiled floor, opaque UPVC double glazed door with matching side panel leading through to:

HALLWAY

UPVC double glazed window to side, coved ceiling, under stair recess, electric meter, LVT wood effect flooring, stairs rising to first floor, doors leading to lounge and kitchen/diner.

LOUNGE

15'3" x 12'4" (4.65m x 3.76m)

UPVC double glazed window to front, Karndean wood effect floor, coved ceiling, radiator, gas flame effect fire inset to chimney breast, TV point.

KITCHEN/DINER

18'2" x 8'11" (5.54m x 2.72m)

Two UPVC double glazed windows to rear, range of

fitted wall and base units, laminate work top incorporating 1 1/2 ceramic sink bowl unit with mixer tap, tiled splash backs, built in electric double oven and Induction hob, stainless steel extractor fan hood, under unit lighting, integrated dishwasher, space for American style fridge freezer, LVT wood effect floor, UPVC double glazed door to lean-to, door to lobby.

LEAN-TO

10'11" x 5'10" (3.33m x 1.78m)

Polycarbonate roof, UPVC double glazed windows to rear and sides, UPVC double glazed door leading out to rear garden.

LOBBY

LVT wood effect floor, doors leading to family room and shower room.

BEDROOM ONE

14'0" x 10'0" (4.27m x 3.05m)

UPVC double glazed window to front, coved ceiling, radiator, Karndean wood effect flooring, fitted wardrobes with sliding door fronts.

BEDROOM TWO

10'0" x 9'11" (3.05m x 3.02m)

UPVC double glazed to rear, coved ceiling, wood effect flooring, cupboard housing Worcester combination boiler.

BEDROOM THREE

9'11" (max) x 7'11" (3.02m (max) x 2.41m)

UPVC double glazed window to front, coved ceiling, radiator, wood effect laminate flooring.

BATHROOM

Opaque UPVC double glazed window to rear, white

suite comprising: panelled bath with mains shower system over, glass folding shower screen, pedestal wash hand basin, close coupled W.C, part tiled walls, vertical radiator and heated towel rail.

OUTSIDE:

REAR GARDEN

Good size area laid to decking with built in under cover seating area, areas laid to stone chippings and pebbles, plant and shrub borders, timber framed summer house, water tap, side access to front of property, gated side access to garage, garden enclosed by boundary fencing.

FRONT GARDEN

laid to lawn, raised sleeper borders, pathway to entrance, plant and shrub borders, enclosed by boundary wall.

GARAGE

Single garage to rear of property, parking space to front of garage.



Road Map



Hybrid Map



Terrain Map



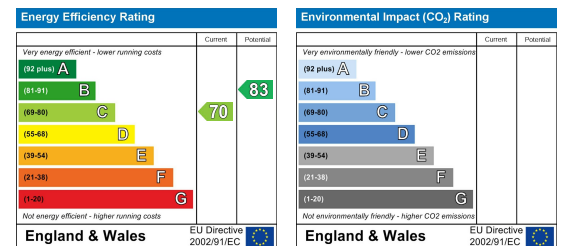
Floor Plan



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.