

HUNTERS[®]

HERE TO GET *you* THERE



Elmtree Avenue

Mangotsfield, Bristol, BS16 9BW

£350,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this semi-detached family home which is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being situated within easy reach for the amenities of both Downend and Emersons Green and many popular schools.

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

The spacious accommodation comprises to the ground floor; entrance hall, a lounge with uPVC double glazed French doors leading into the rear garden, a kitchen/diner with integral fridge freezer and dishwasher and a utility room. To the first floor there is a bathroom with an over bath shower system and three bedrooms. The master bedroom has the benefit of having fitted wardrobes.

Externally to the rear of the property is an established large garden which is mainly laid to lawn, wooden decking and paved patio.

Additional benefits include; uPVC double glazed windows and gas central heating which is supplied by a Worcester boiler.

An internal viewing appointment is recommended.

ENTRANCE

Via a part opaque and leaded uPVC door, leading into entrance hall.

ENTRANCE HALL

uPVC double glazed window to front, high level double fronted cupboard housing electric meter and consumer unit, under stairs storage cupboard, radiator, stairs leading to first floor accommodation and doors leading into lounge and kitchen/diner.

LOUNGE

20'0" x 11'1" (6.10m x 3.38m)

uPVC double glazed bay window to front, gas flame effect fire, TV aerial point, two radiators, uPVC double glazed French doors leading into rear garden.

KITCHEN/DINER

13'2" x 11'1" (4.01m x 3.38m)

Dual aspect uPVC double glazed windows, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units, square edged work surface, space for a range style oven with cooker hood over, integral fridge freezer, integral dishwasher, radiator, slate tiled floor, half double glazed door leading into utility room.

UTILITY ROOM

7'9" x 6'2" (2.36m x 1.88m)

uPVC double glazed window to rear, plumbing for washing machine, space for a tumble dryer, roll edged worksurface, tiled floor, half uPVC double glazed door to side.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to front, loft access, doors leading into all first floor rooms.

BEDROOM ONE

9'8" x 8'0" (2.95m x 2.44m)

uPVC double glazed window to rear, range of fitted wardrobes with hanging rails and shelving and housing a Worcester boiler supplying gas central heating and domestic hot water, radiator.

BEDROOM TWO

11'0" x 8'0" max (3.35m x 2.44m max)
uPVC double glazed window to side, radiator.

BEDROOM THREE

11'4" x 7'1" (3.45m x 2.16m)
uPVC double glazed window to front, radiator.

BATHROOM

8'0" x 5'0" (2.44m x 1.52m)
Opaque uPVC double glazed window to side, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and chrome shower system with monsoon shower head and hand held attachment. tiled walls, chrome heated towel rail.

OUTSIDE

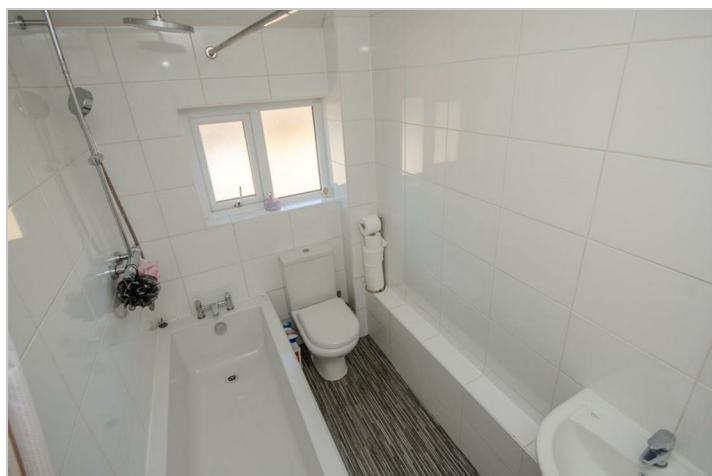
FRONT

Two areas of paving divided by a path leading to main entrance, boundary hedge, wooden gate leading into rear garden.

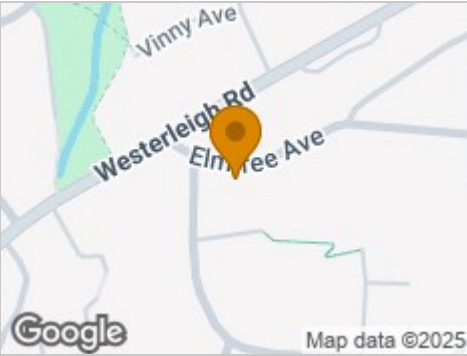
REAR GARDEN

Large paved patio leading to wooden decking and an area which is laid mainly to lawn, herbaceous

borders displaying established trees and shrubs, outside power points, water tap, garden surrounded by wooden fencing.



Road Map



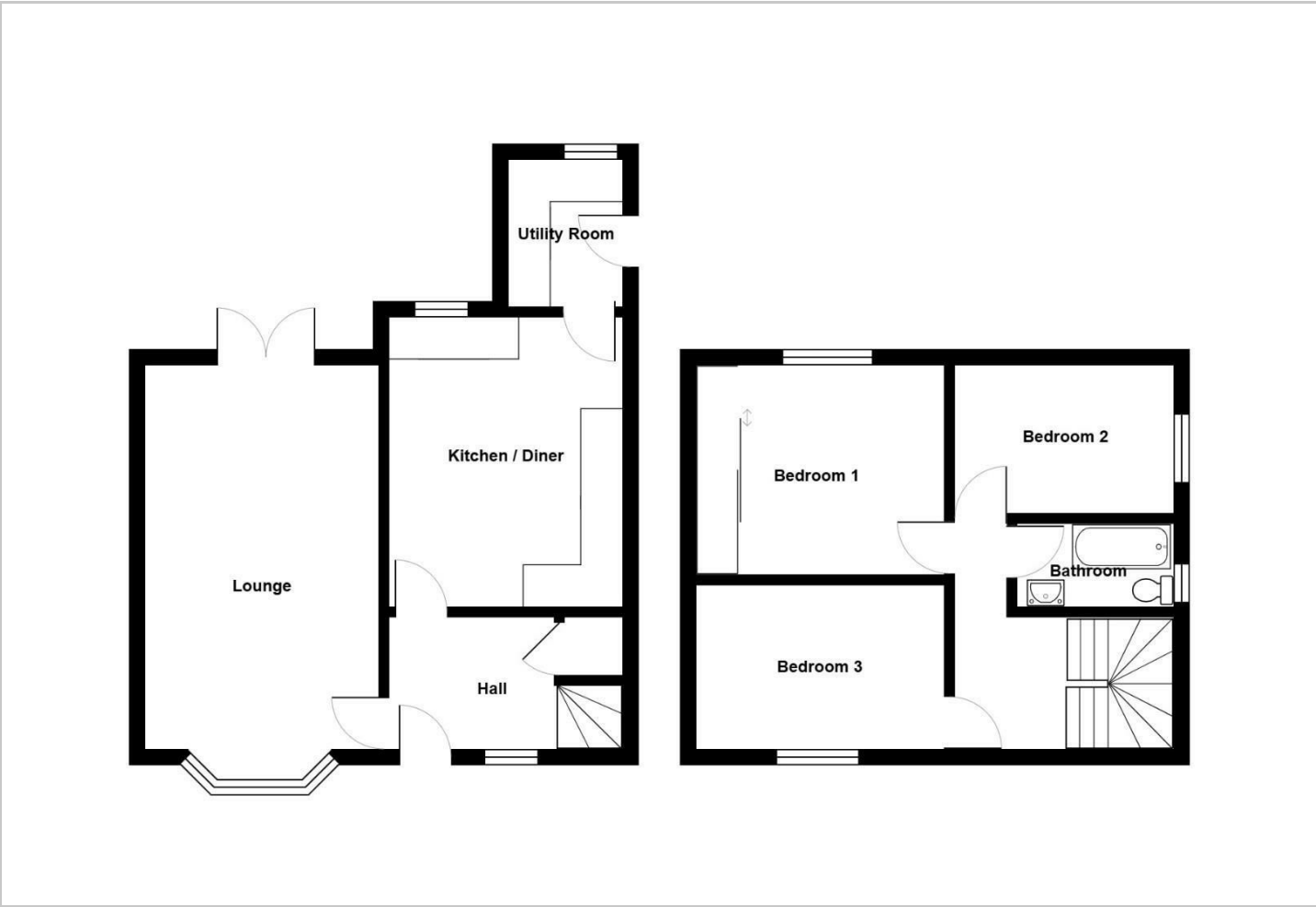
Hybrid Map



Terrain Map



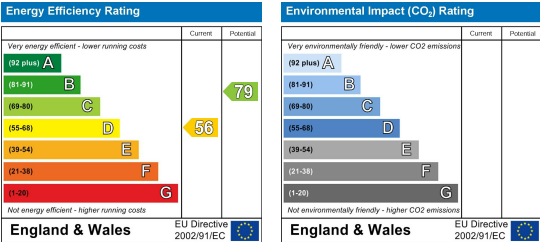
Floor Plan



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.