

HUNTERS®

HERE TO GET *you* THERE



The Laurels

Mangotsfield, Bristol, BS16 9BT

£295,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this well presented 3 bedroom terrace house located within a quiet cu-de-sac position. The accommodation comprises to the ground floor: hallway, lounge, dining area, fitted kitchen with built in oven and hob. To the first floor can be found 2 double size bedrooms, single bedroom and bathroom with over bath shower. The property further benefits from having: double glazing, gas central heating, a low maintenance rear garden, garage and parking space to rear.

ENTRANCE HALLWAY

Via an opaque UPVC double glazed door, radiator, stairs rising to first floor, door to lounge.

LOUNGE

15'5" x 13'0" (4.70m x 3.96m)

UPVC double glazed window to front, double radiator, opening leading through to dining area.

DINING AREA

9'2" x 8'4" (2.79m x 2.54m)

UPVC double glazed window to rear, under stair storage cupboard, radiator, wood effect laminate floor, door to kitchen.

KITCHEN

9'8" x 7'5" (2.95m x 2.26m)

UPVC double glazed window to rear, range of oak effect wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in electric oven and gas hob, stainless steel extractor fan hood, tiled splash backs, space and plumbing for

washing machine, radiator, opaque UPVC double glazed door leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE

12'3" x 9'2" (3.73m x 2.79m)

UPVC double glazed window to rear, radiator built in cupboard housing Worcester combination boiler.

BEDROOM TWO

11'11" x 9'2" (3.63m x 2.79m)

UPVC double glazed window to front, radiator.

BEDROOM THREE

9'1" x 6'8" (2.77m x 2.03m)

UPVC double glazed window to rear, radiator, built in cupboard with hanging rail.

BATHROOM

UPVC double glazed window to rear, panelled bath with Mira electric shower over, vanity unit with wash hand basin inset, concealed W.C, radiator, part tiled walls, extractor fan.

OUTSIDE:

FRONT GARDEN

Laid to lawn, paved pathway to entrance.

REAR GARDEN

Low maintenance garden laid to stone chippings, raised plant/shrub border, security light, rear gated access, courtesy door to garage, enclosed by boundary wall.

GARAGE

Single garage to rear of property, up and over door access.

OFF STREET PARKING

Off street parking space to rear of property, to side of garage.



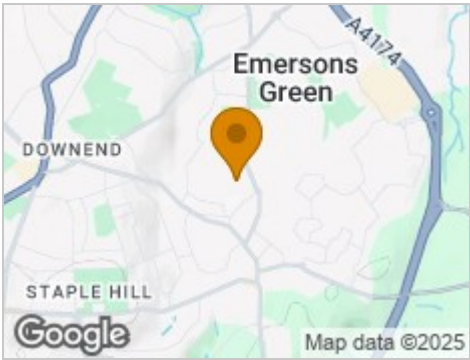
Road Map



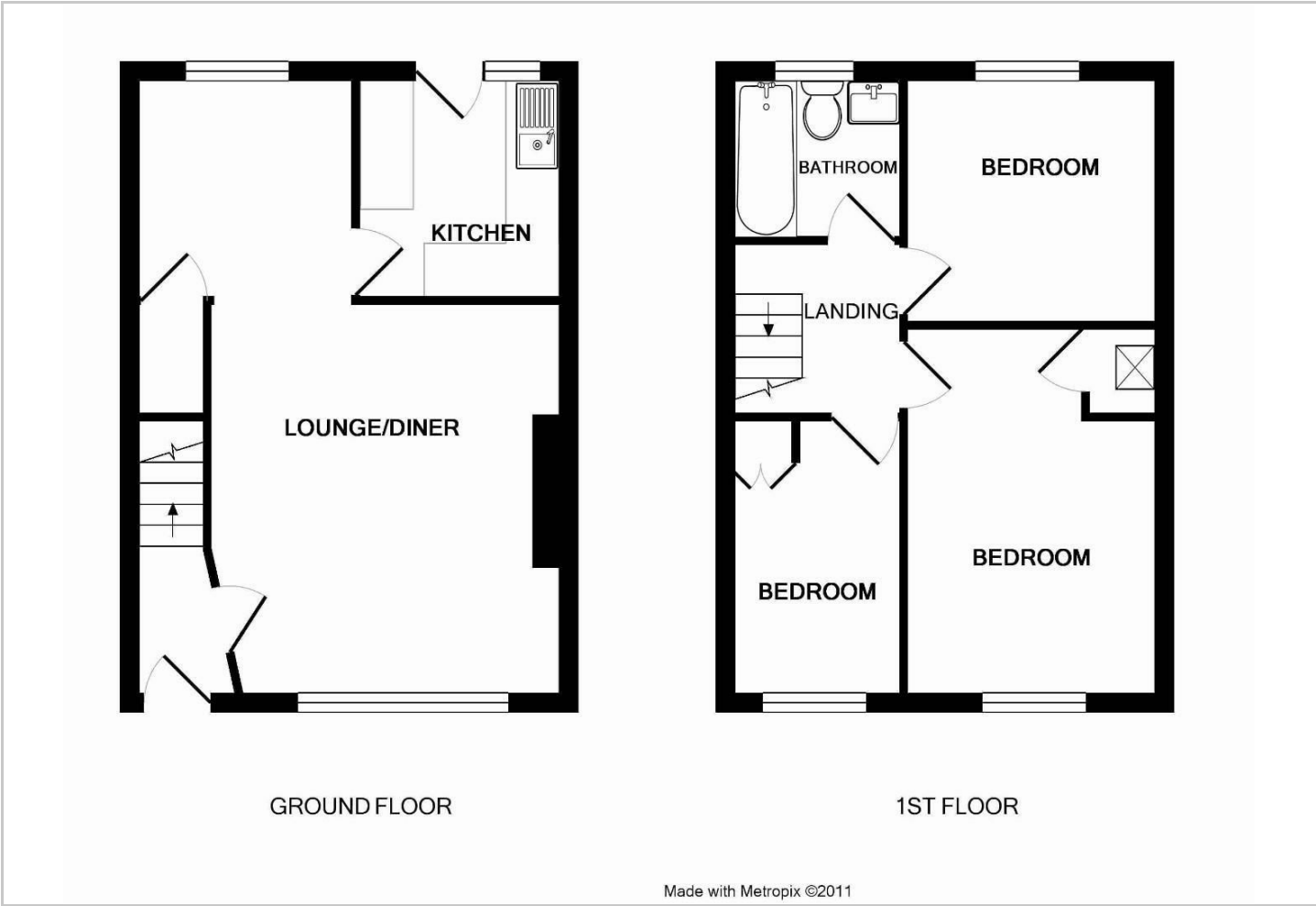
Hybrid Map



Terrain Map



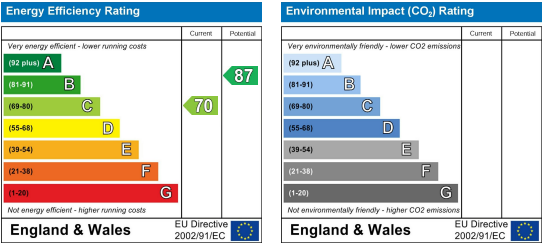
Floor Plan



Viewing

Please contact our Hunters Downend Lettings 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.