

HUNTERS[®]

HERE TO GET *you* THERE



Arnold Road

Mangotsfield, Bristol, BS16 9LB

£167,995



Council Tax: A



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this purpose built first floor flat. The property is conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

In our opinion this property represents an ideal first time purchase or buy to let opportunity and an internal viewing appointment is highly recommended.

The accommodation comprises; entrance hall, an open plan lounge/diner with French doors leading onto a Juliet balcony, fitted kitchen with built in oven and hob, a double bedroom and a bathroom with an over bath shower system.

Other benefits include; one allocated off street parking space, electric heating, UPVC double glazed windows and a security intercom entry system.

COMMUNAL ENTRANCE

The block is accessed via an intercom security system leading to a communal hall, stairs rising to all floors.

LOUNGE/DINER

21'0" (max) x 10'0" (max) (6.40m (max) x 3.05m (max))

Built in airing cupboard housing hot water tank, double door access to storage cupboard, intercom phone entry system, electric heater, doors leading to:

KITCHEN

11'8" x 5'8" (3.56m x 1.73m)

dual aspect UPVC double glazed windows to rear and side, range of fitted wall and base units, laminate work top with matching upstands, single

stainless steel sink bowl unit with mixer tap, built in electric oven and hob, extractor fan hood, space and plumbing for washing machine, space for dishwasher, tiled floor, space for fridge freezer.

BEDROOM

10'8" x 9'9" (3.25m x 2.97m)

UPVC double glazed window to side, built in double wardrobe, electric heater, telephone point.

BATHROOM

Twin gripped panelled bath with tap/shower attachment over, pedestal wash hand basin, close coupled W.C, part tiled walls, tiled floor, extractor fan, heated towel rail, shaver point.

PARKING

Allocated parking space to front of block.



Road Map



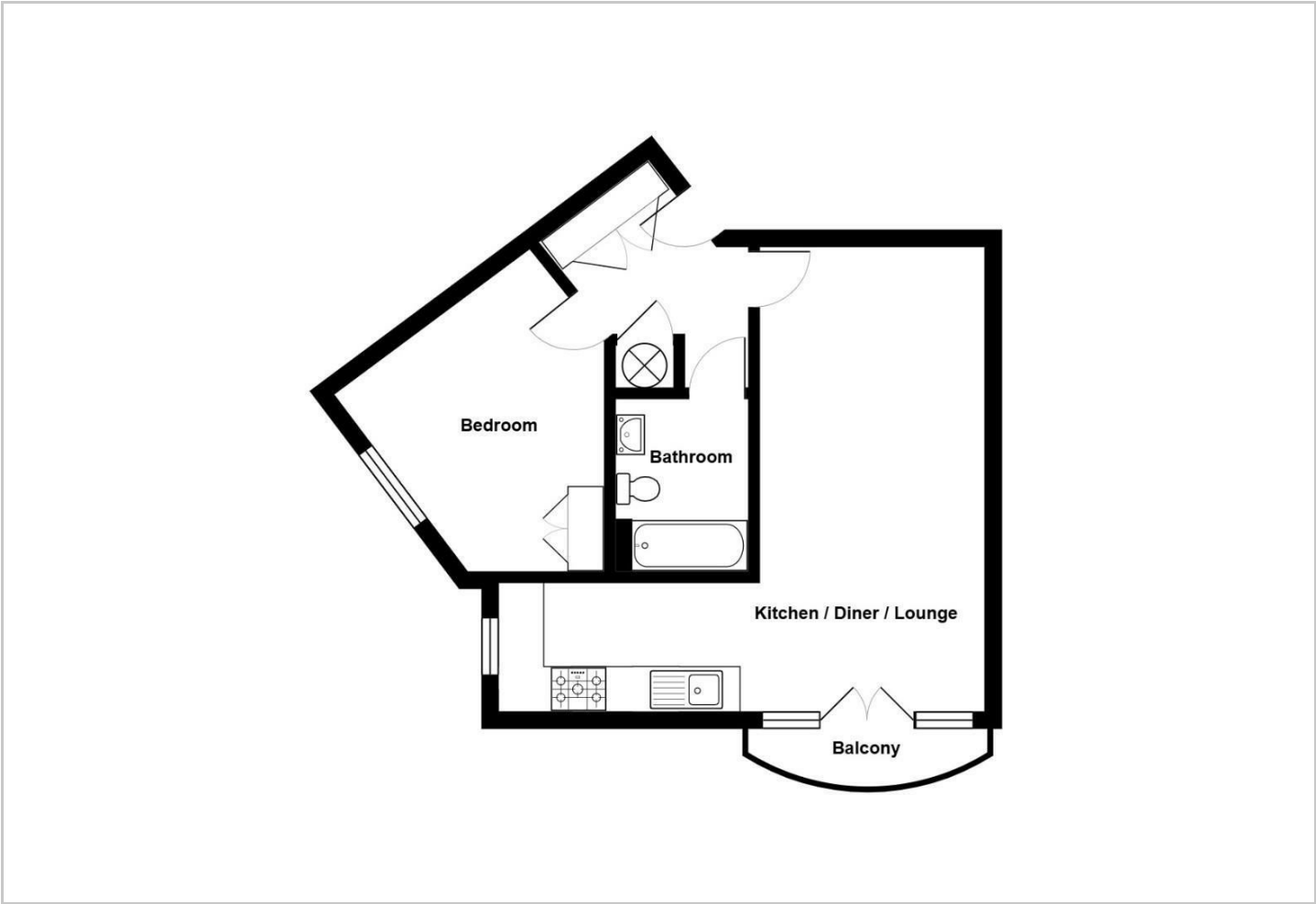
Hybrid Map



Terrain Map



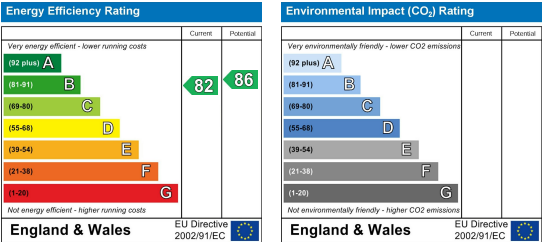
Floor Plan



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.