HUNTERS®

HERE TO GET *you* THERE

Kingston Close

Mangotsfield, Bristol, BS16 9BH

£300,000

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Council Tax:

20 Kingston Close

Mangotsfield, Bristol, BS16 9BH

£300,000

DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer with no onward chain this middle terrace property. The property occupies a cul-de-sac position in the popular area of Mangotsfield, conveniently located for access onto the Avon ring road and for major commuting routes and within easy walking distance of many schools.

The amenities of both Downend and Emersons Green are situated close by and include a variety of independent shops and supermarkets, restaurants, coffee shops, libraries, doctors surgeries, vets and dental practices.

The accommodation comprises to the ground floor; entrance hall, lounge, a separate dining room and kitchen. To the first floor there are three bedrooms and a bathroom.

Externally to the front of the property there is a driveway providing two off street parking spaces, whilst to the rear there is a low maintenance garden which is mainly laid to paved patio and loose chippings.

Additional benefits include; gas central heating and uPVC double glazed windows.

An internal viewing appointment is recommended.

ENTRANCE

Via an opaque glazed sliding door, leading into an entrance porch.

ENTRANCE PORCH

uPVC door leading into entrance hall.

ENTRANCE HALL

Opaque uPVC double glazed window to front, ceiling rose, under stairs storage cupboard, radiator, stairs leading to first floor accommodation and doors leading into all ground floor rooms.

LOUNGE

12'9" x 11'1" (3.89m x 3.38m)

uPVC double glazed window to front, fireplace housing a gas coal and flame effect fire, TV aerial point, radiator,

DINING ROOM

10'3" x 9'2" (3.12m x 2.79m)

uPVC double glazed window to rear, radiator.

KITCHEN

13'3" x 9'5" (4.04m x 2.87m)

Dual aspect uPVC double glazed windows, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating a stainless steel double electric oven with four ring gas hob with extractor fan over, space for a tall fridge freezer, plumbing for washing machine, storage cupboard, radiator, half opaque uPVC double glazed door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Ceiling rose, loft access, doors leading into all first floor rooms.

BEDROOM ONE

13'2" x 10'2" (4.01m x 3.10m)

uPVC double glazed window to front, double fronted cupboard housing a boiler supplying gas central heating and domestic hot water, radiator.

BEDROOM TWO

10'2" x 10'2" (3.10m x 3.10m)

uPVC double glazed window to rear, radiator.

BEDROOM THREE
9'5" x 9'0" (2.87m x 2.74m)
uPVC double glazed window to front, built in double fronted cupboard, radiator.

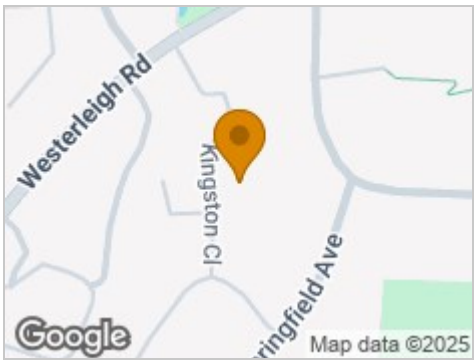
BATHROOM
8'9" x 5'3" (2.67m x 1.60m)
Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin and panelled twin gripped bath with a chrome over bath shower, tiled splash backs, chrome heated towel rail.

OUTSIDE

FRONT
Hardstanding providing two off street parking spaces, side pedestrian access leading to the rear garden.

REAR GARDEN
Paved patio leading to an area which is laid mainly to loose chippings with established herbaceous borders displaying a variety of trees and shrubs, outside storage cupboard, water tap, garden surrounded by wooden fencing, wooden gate leading to side pedestrian access.

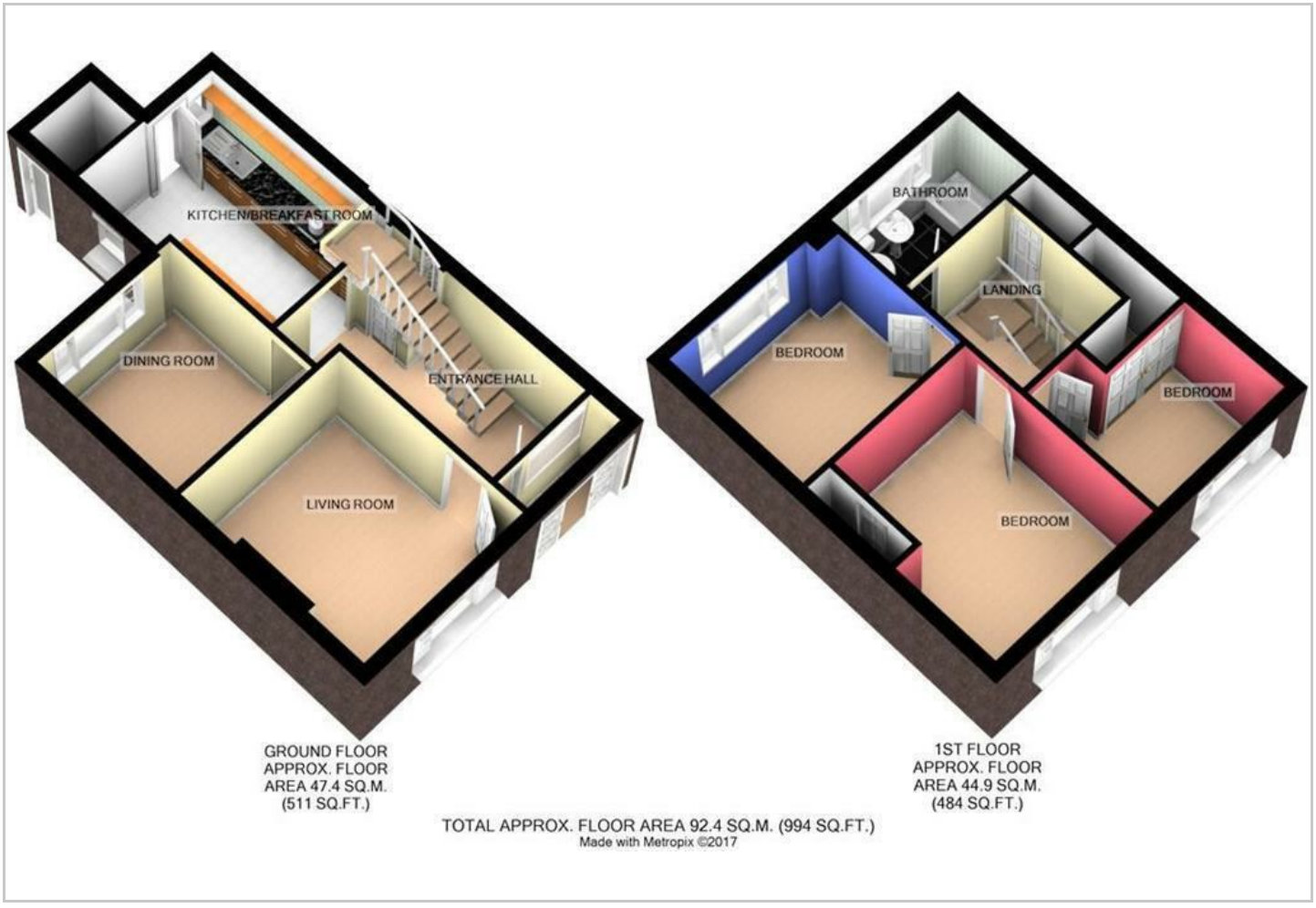
Road Map



Hybrid Map

Terrain Map

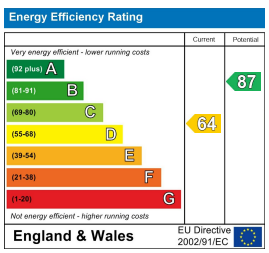
Floor Plan

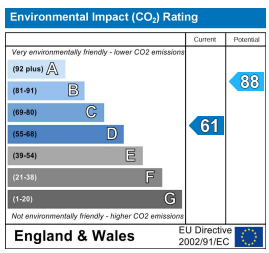


Viewing

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.

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