

# HUNTERS®

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**Oaklands Road**  
Mangotsfield, Bristol, BS16 9EY

Offers In Excess Of £375,000



Council Tax: D



# 19 Oaklands Road

Mangotsfield, Bristol, BS16 9EY

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## DESCRIPTION

Hunters Estate Agents, Downend, are pleased to offer for sale with no onward chain this modern built detached home nestled in a popular and well-connected location providing good access to the local amenities of Mangotsfield, Downend and Emersons Green with there many shops, coffee shops, restaurants and established schools. There are excellent transport links onto The Ring Road, motorway networks and Bristol-Bath Cycle Pathway. The ground floor comprises: entrance hallway, cloakroom, kitchen/breakfast room with built in oven and hob, 17ft lounge with French doors opening directly out to patio/rear garden, separate dining room.

Upstairs, you'll find four well-proportioned bedrooms and a family bathroom complete with over-bath shower.

The property further benefits from having: double glazing and gas central heating. Externally, the property boasts a good sized rear garden mainly laid to lawn with a full width patio providing ample seating space. To the front there is gated access to a 2 car driveway and access to a garage with an electric roller shutter door.

## ENTRANCE

Opaque UPVC double glazed door leading to hallway.

## HALLWAY

Dado rail, radiator, under stair storage cupboard, stairs rising to fist floor, doors leading to: cloakroom, lounge, dining room and kitchen/breakfast room.

## CLOAKROOM

Low level W.C, wash hand basin, tiled splash backs, radiator.

## LOUNGE

17'11" x 10'7" (5.46m x 3.23m)

UPVC double glazed window to side, coved ceiling, 2 radiators, tiled feature fireplace with wood mantel surround, TV point, UPVC double glazed French doors leading out to rear garden.

## DINING ROOM

9'7" x 8'2" (2.92m x 2.49m)

UPVC double glazed window to rear, radiator.

## KITCHEN/BREAKFAST ROOM

16'11" x 7'1" (5.16m x 2.16m)

UPVC double glazed window to front, range of fitted wall and base units, laminate work top incorporating a double stainless steel sink bowl unit with mixer tap, tiled splash backs, built in electric oven and gas hob, extractor fan hood, space and plumbing for washing machine, space for fridge and freezer, radiator, wall mounted Vaillant combination boiler, UPVC opaque double glazed door leading out to side of property.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch with pull down ladder, dado rail, spindled balustrade, doors leading to bedrooms and bathroom.

### BEDROOM ONE

10'0" x 9'10" (3.05m x 3.00m)

UPVC double glazed window to front, radiator.

### BEDROOM TWO

9'11" x 9'8" (3.02m x 2.95m)

UOVC double glazed window to rear, radiator, TV point.

### BEDROOM THREE

11'7" x 10'4" (3.53m x 3.15m)

UPVC double glazed window to front, radiator.

### BEDROOM FOUR

8'11" x 8'8" (2.72m x 2.64m)

UPVC double glazed window to rear, radiator, built in airing cupboard housing hot water tank.

### BATHROOM

Opaque UPVC double glazed window to side, panelled bath with mixer tap/shower attachment and mains controlled shower over, pedestal wash hand basin, close coupled W.C, part tiled walls, shaver point, radiator.

### OUTSIDE:

### REAR GARDEN

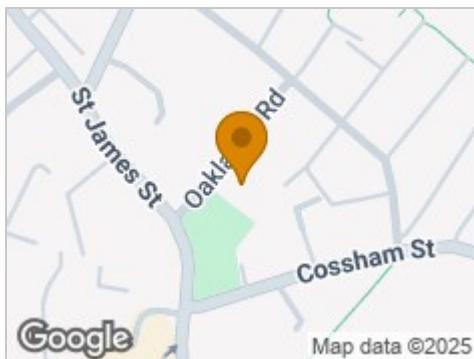
Full width patio providing ample seating space, leading to a good sized lawn with plant/shrub borders, side gated access, enclosed by boundary wall and fencing.

### FRONT GARDEN

Area laid to shingle with rockery, patio slabbed borders, plant/shrub borders, enclosed by boundary wall and fencing.



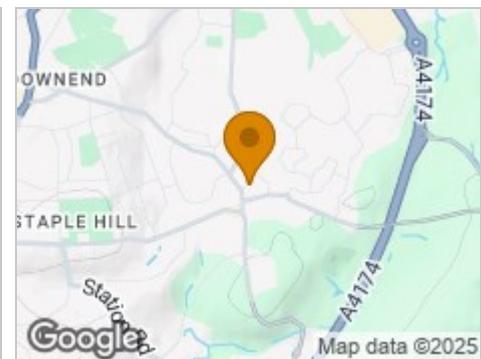
## Road Map



## Hybrid Map



## Terrain Map



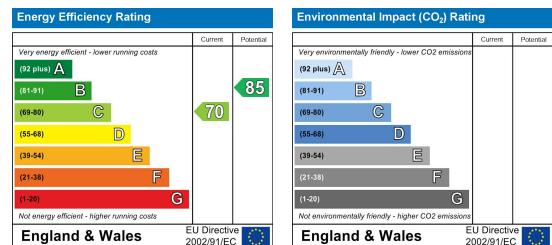
## Floor Plan



## 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.