

HUNTERS®

HERE TO GET *you* THERE



Long Road

Mangotsfield, Bristol, BS16 9HG

£240,000



Council Tax: B



11A Long Road

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this middle terrace property which in our opinion would ideally suit a first time purchaser, investor or this seeking an easier to manage environment.

The property is conveniently situated for access onto the Avon ring road, for major motorway connections and for the Bristol cycle path. The amenities of Downend are also located within easy reach. These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

The accommodation comprises to the ground floor an open plan living space with kitchen and bathroom. To the first floor there are two bedrooms. Additional benefits include; gas central heating, uPVC double glazed windows, off street parking and a rear garden.

An internal viewing appointment is recommended.

ENTRANCE

Via a part opaque UPVC double glazed door, leading into entrance hall.

ENTRANCE HALLWAY

Ceiling with recessed LED spot lights, radiator, tiled floor, stairs leading to first floor accommodation and doors leading into bathroom and access into the kitchen area.

KITCHEN

9'7" x 7'0" (2.92 x 2.13)

Ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap, range of wall and base units incorporating an integral

stainless steel electric oven, four ring electric hob and stainless steel cooker hood over, space for low level fridge, plumbing for washing machine, tiled floor, access leading into lounge.

LOUNGE

10'5" x 9'5" (3.18 x 2.87)

Ceiling with recessed LED spot lights, radiator, UPVC double glazed French doors leading onto rear garden.

BATHROOM

6'7" x 6'4" (2.01 x 1.93)

Ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin and panelled P shaped bath with chrome mixer tap and over bath shower system with side splash screen, under stairs storage cupboard, tiled walls, tiled floor.

FIRST FLOOR ACCOMMODATION:

LANDING

Doors leading into all first floor rooms.

BEDROOM ONE

9'6" x 9'5" (2.90 x 2.87)

Two UPVC double glazed windows to rear, loft access, radiator.

BEDROOM TWO

10'8" x 5'9" (3.25 x 1.75)

UPVC double glazed window to front, over stairs storage cupboard, radiator.

OUTSIDE:

REAR GARDEN

Paved area leading to an area which is mainly laid to

lawn with herbaceous borders, garden surrounded by wooden fencing.

PARKING

Hard standing providing one off street parking space to front.

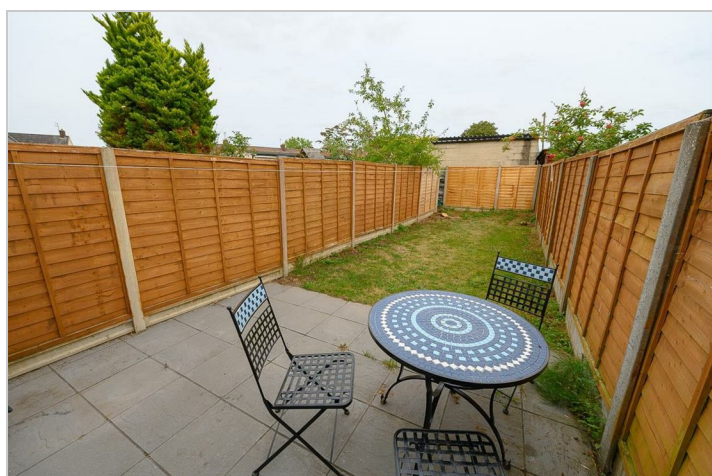
DESCRIPTION

Hunters are pleased to offer for sale this well presented starter home located within the popular area of Mangotsfield with easy access to the amenities of both Downend and Emersons Green, whilst offering excellent transport links onto Th Ring Road and motorway networks. The accommodation comprises in brief to the ground floor: entrance hall, bathroom with over bath shower, open plan living room/kitchen, the kitchen benefiting from having a built in oven and hob and lounge with French doors leading out to rear garden. To the first floor can be found 2 good sized bedrooms. The property further benefits from having double glazing, gas central heating, a well tended lawn rear garden with patio and driveway to front providing an off street parking space.

In our opinion the property would ideally suit a first time buyer, someone looking to downsize or a buy to let investor.

ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



Road Map



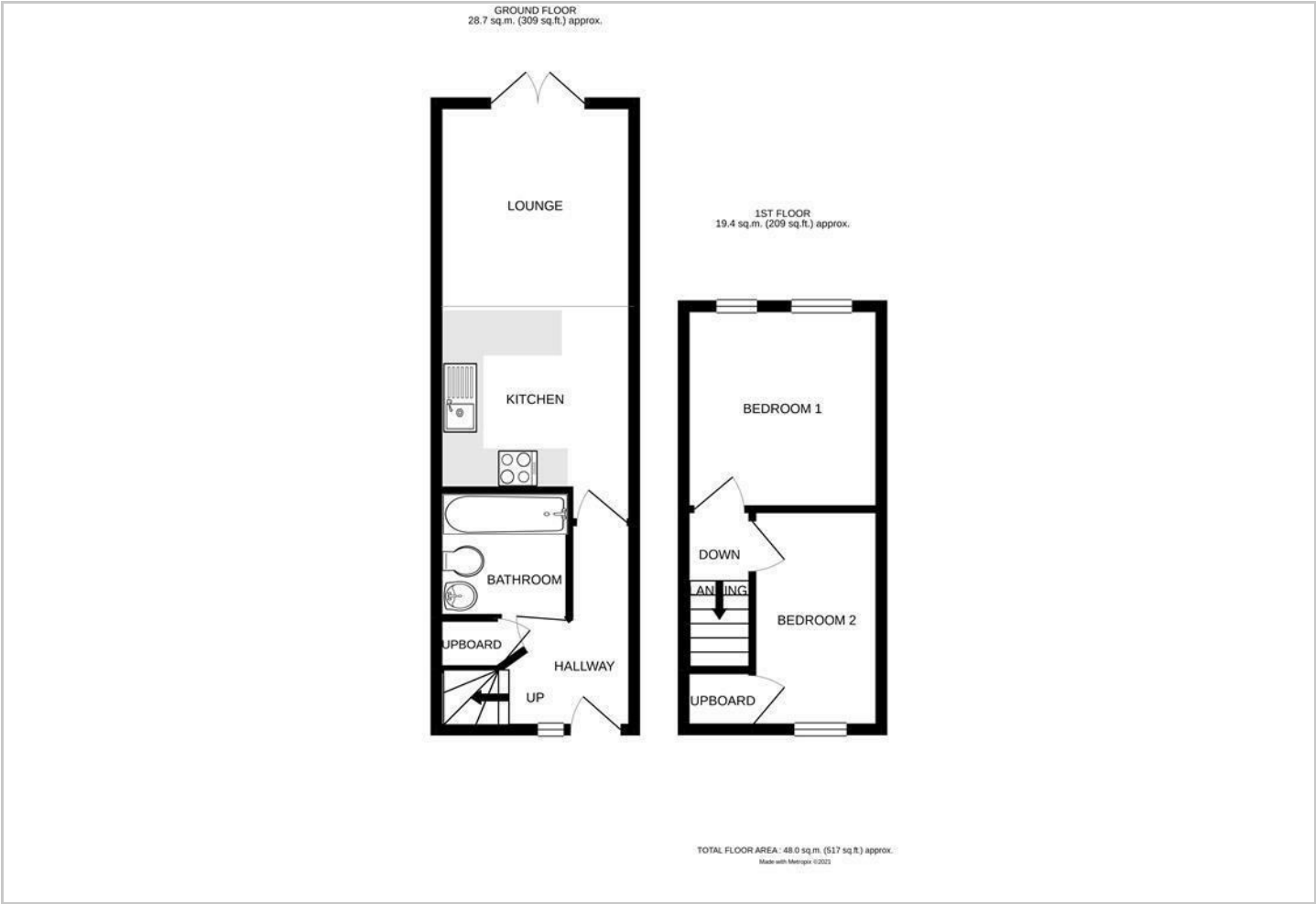
Hybrid Map



Terrain Map



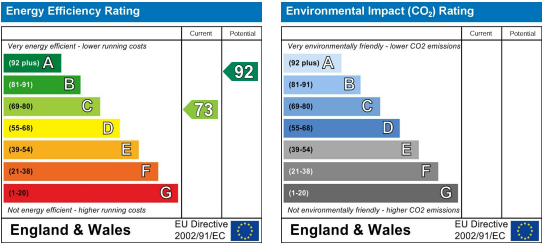
Floor Plan



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.