

HUNTERS[®]

HERE TO GET *you* THERE



Elizabeth Way

Mangotsfield, Bristol, BS16 9LN

£365,000



Council Tax: D



31 Elizabeth Way

Mangotsfield, Bristol, BS16 9LN

£365,000



DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this detached family home which occupies a cul-de-sac position, conveniently situated for access onto the Avon ring road, for major motorway connections and for the Bristol cycle path.

The accommodation comprises; entrance hall, a modern cloakroom, a large lounge/diner with uPVC double glazed sliding patio doors leading into rear garden and a kitchen with an integral oven and hob. To the first floor there is a bathroom and three bedrooms. the master bedroom has the benefit of having a modern en suite.

Additional benefits include; a garage with power and light, off street parking for two cars, a south west facing rear garden, gas central heating and uPVC double glazed windows.

An internal viewing is highly recommended.

ENTRANCE

Via an opaque glazed panelled wooden door, leading into an entrance hall.

ENTRANCE HALL

Under stairs storage cupboard, radiator, laminate floor, spindled staircase leading to first floor accommodation, doors leading into cloakroom and lounge/diner.

CLOAKROOM

Opaque uPVC double glazed window to side, coved ceiling, modern white suite comprising; W.C. and wash hand basin with white high gloss cupboard below, chrome mixer tap and tiled splash backs, heated towel rail, tiled floor.

LOUNGE/DINER

21'0" x 12'9" (6.40m x 3.89m)

uPVC double glazed window to front, TV aerial point, two radiators, laminate floor, uPVC double glazed sliding patio doors leading into rear garden and door leading into kitchen.

KITCHEN

10'0" x 9'0" (3.05m x 2.74m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, enamel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral stainless steel electric oven with four ring gas hob with extractor fan over, roll edged work surface, plumbing for washing machine, plumbing for dishwasher, space for a tall fridge freezer, radiator, uPVC double glazed door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side, loft access, cupboard housing a boiler supplying gas central heating and domestic hot water, doors leading into all bedrooms and bathroom.

BEDROOM ONE

10'3" x 9'7" (3.12m x 2.92m)

uPVC double glazed window to rear, double fronted built in wardrobe with shelving and hanging rails, radiator, door leading into en suite.

EN SUITE

Opaque uPVC double glazed window to rear, modern white suite comprising; W.C. wash hand

basin and shower cubicle with a chrome shower system, mostly tiled walls, heated towel rail.

BEDROOM TWO

12'2" x 8'4" (3.71m x 2.54m)

uPVC double glazed window to front, single fronted cupboard with shelving and hanging rail, radiator.

BEDROOM THREE

9'7" x 7'1" (2.92m x 2.16m)

uPVC double glazed window to rear, radiator.

BATHROOM

8'4" x 4'8" (2.54m x 1.42m)

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled twin gripped bath with chrome mixer tap and shower attachment, shaver point, tiled splash backs, radiator.

OUTSIDE

FRONT

An area displaying established trees and shrubs, paved path leading to a covered entrance.

GARAGE

17'1" x 8'2" (5.21m x 2.49m)

Metal up and over door, power and light, door leading into rear garden.

OFF STREET PARKING

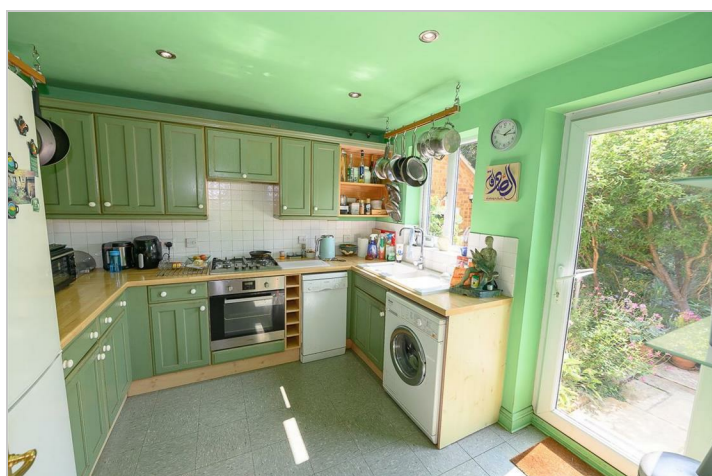
An area laid to Tarmacadam in front of the garage providing two off street parking soaces.

REAR GARDEN

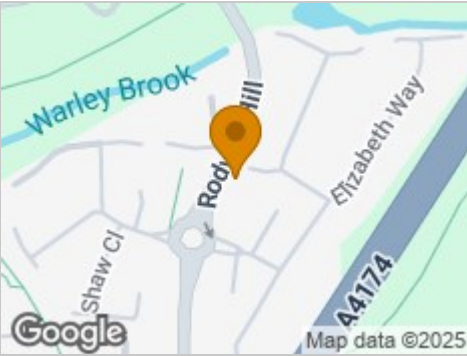
South west facing, mainly laid to paving and displaying established trees and shrubs, water tap, sun awning, garden surrounded by wooden fence and boundary wall, wooden gate providing side pedestrian access.

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



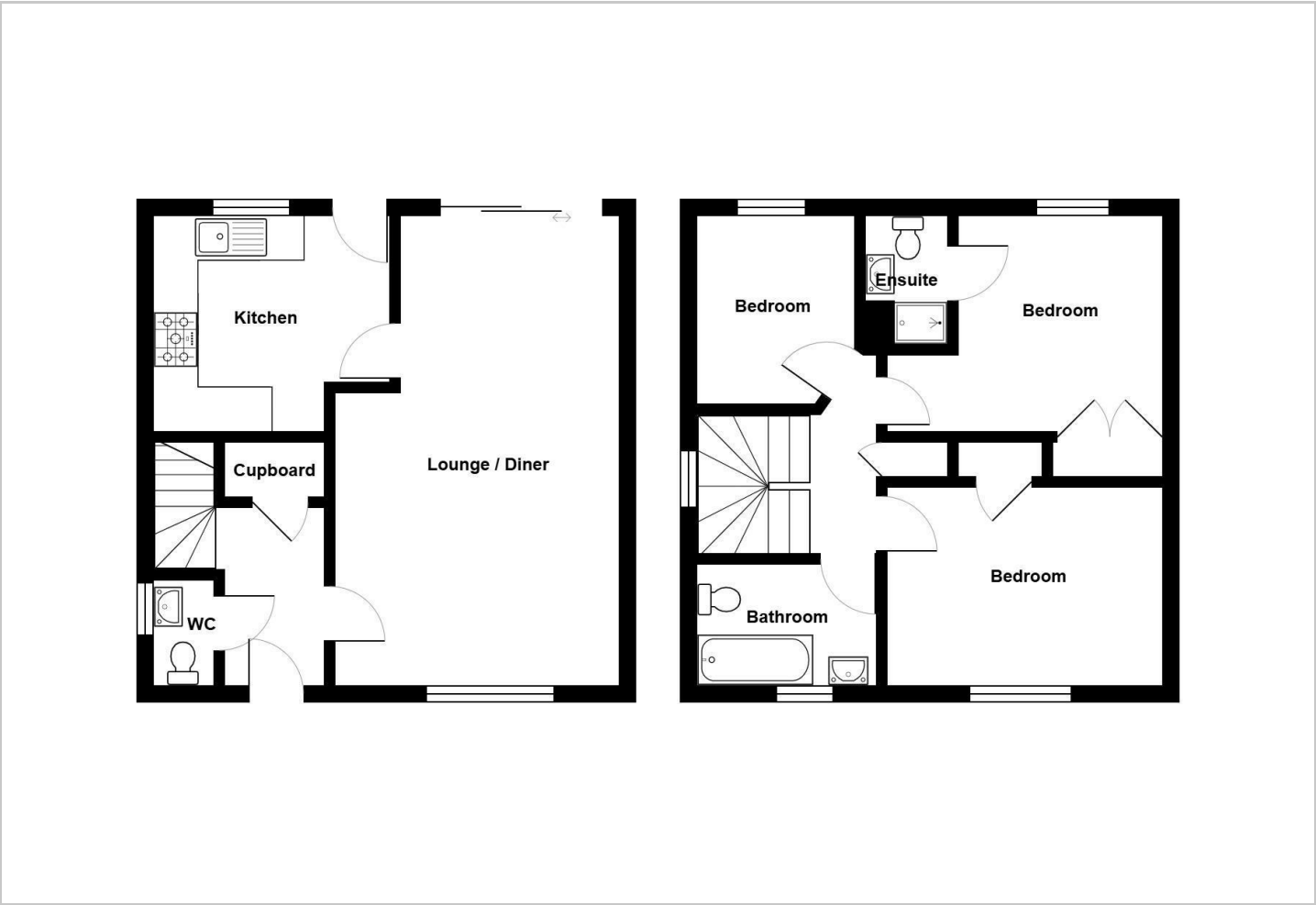
Hybrid Map



Terrain Map



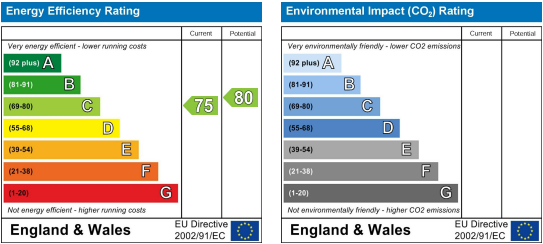
Floor Plan



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.