

# HUNTERS®

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## Jubilee Crescent

Mangotsfield, Bristol, BS16 9BD

£375,000

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Council Tax: C



# 67 Jubilee Crescent

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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this beautifully presented family home which is located in the sought after Jubilee Crescent in Mangotsfield. The location offers easy access to the local amenities of Mangotsfield Downend & Emersons Green, whilst offering excellent transport links onto The Avon ring road, motorway networks and Bristol cycle path.

The property has been extended to the rear to create a fantastic amount of living space which is ideal for a growing family. The well presented living accommodation comprises: to the ground floor: entrance hallway, sitting room, dining room, lounge and an impressive 21ft kitchen/breakfast with stylish shaker style units and a built in oven and hob. To the first floor can be found two double sized bedrooms, a generous sized single bedroom and a family bathroom.

Externally the property has an approx 70ft rear garden laid to lawn and patio and hardstanding via a rear vehicle access lane and driveway providing off street parking for two cars.

## ENTRANCE HALLWAY

Access via UPVC double glazed door, gas and electric meter cupboards, oak effect laminate flooring, double radiator, under stair storage cupboard, doors leading to: sitting room, lounge and kitchen.

## SITTING ROOM

13'2" x 11'8" (into bay) (4.01m x 3.56m (into bay))  
UPVC double glazed bay window to front, double radiator, picture rail, oak effect laminate flooring,

## LOUNGE/FAMILY ROOM

12'1" x 11'6" (3.68m x 3.51m)

Feature fireplace with gas connection, wood mantel surround and brick hearth, picture rail, oak effect laminate flooring, double radiator, opening leading through to dining room.

## DINING ROOM

11'11" x 9'9" (3.63m x 2.97m)

UPVC double glazed window to rear, Velux window to rear, double radiator, oak effect laminate flooring, opening through to kitchen.

## KITCHEN/BREAKFAST ROOM

21'5" x 7'11" (max) (6.53m x 2.41m (max))

UPVC double glazed window to rear, Shaker style kitchen with cream wall and base units, granite effect laminate work top, 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in double electric oven and gas hob, stainless steel extractor fan hood, space for under counter fridge and freezer, space for washing machine and dishwasher, double radiator, UPVC double glazed door leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch with pull down ladder (loft fully boarded with light), spindled balustrade, doors leading through to bedrooms and bathroom.

### BEDROOM ONE

11'8" x 11'2" (3.56m x 3.40m)

UPVC double glazed window to front, picture rail, radiator, oak effect laminate flooring.

## BEDROOM TWO

12'2" x 10'0" (3.71m x 3.05m)

UPVC double glazed window to rear, coved ceiling, fitted wardrobes, cupboard housing Worcester combination boiler.

## BEDROOM THREE

8'7" x 7'8" (2.62m x 2.34m)

UPVC double glazed window to front, picture, radiator, oak effect laminate flooring.

## BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with tap/shower mixer attachment, pedestal wash hand basin, close coupled W,C, tiled walls, chrome heated towel radiator.

## OUTSIDE:

### REAR GARDEN

Measuring approximately 70ft in length, raised patio leading down to an area of stone chippings and additional patio, lawn with brick paved border, water tap, security light, hardstanding to back of garden providing parking space - double gate access from rear vehicle lane, garden enclosed by boundary fencing.



## DRIVEWAY

To front of property providing off street parking for 2 cars.

## Road Map



## Hybrid Map



## Terrain Map



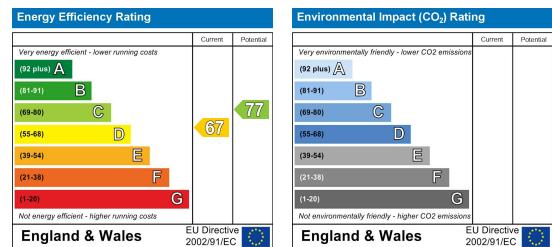
## Floor Plan



## 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.