

# HUNTERS®

HERE TO GET *you* THERE



**Arnold Road**  
Mangotsfield, Bristol, BS16 9LB

£170,000

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Council Tax:



# 46 Arnold Road

## Mangotsfield, Bristol, BS16 9LB

£170,000



### DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this immaculately presented purpose built first floor flat.

The property is conveniently situated for access onto the Avon ring road, for motorway connections and for the Bristol cycle path. The amenities of Mangotsfield and Emersons Green are a short drive away and include a wide variety of independent shops and supermarkets, restaurants, coffee shops, banks, doctors surgery and dentists.

In our opinion this light and airy property would ideally suit a first time purchaser, a purchaser looking for an easier to manage environment or buy to let investor.

The well presented accommodation comprises; entrance hall, an open plan lounge/diner/kitchen, one double bedroom with a built in wardrobe and a modern shower room with a walk-in shower. The kitchen incorporates an integral oven & hob and the lounge area has uPVC double glazed French doors opening out onto a Juliet balcony.

Additional benefits include; electric heating, uPVC double glazed windows, a security entry system and one allocated off street parking space.

This style of property is always popular, so an early internal viewing appointment is highly recommended to avoid any disappointment.

### ENTRANCE

Via a door with a security spy hole, leading into entrance hall.

### ENTRANCE HALL

Double fronted storage cupboard, wall mounted security entry system, airing cupboard, electric wall heater, doors leading into lounge/diner/kitchen and bedroom.

### LOUNGE/DINER

20'8" x 10'0" (6.30m x 3.05m)

uPVC double glazed French doors with a Juliet balcony to rear, TV aerial point, feature wooden wall panelling, access leading into kitchen,

### KITCHEN

11'3" x 5'7" (3.43m x 1.70m)

Dual aspect uPVC double glazed windows, stainless steel one and a half bowl sink drainer system with chrome mixer tap with tiled splash backs, range of fitted wall and base units with a roll edged work surface and upstand, incorporating an integral stainless steel AEG electric oven, four ring electric hob and cooker hood, plumbing for washing machine, space for a tall fridge freezer, electric heater.

### BEDROOM ONE

11'0" (widest point) x 10'3" (3.35m (widest point) x 3.12m)

uPVC double glazed window to rear, double fronted built in wardrobe, TV aerial point, electric wall heater.

### SHOWER ROOM

7'7" x 6'3" (2.31m x 1.91m )

Modern white suite comprising; W.C. wash hand basin with chrome mixer tap, walk-in shower with a chrome shower system with monsoon shower head and hand held attachment, shaver point, chrome heated towel rail, tiled walls.

### OUTSIDE

### COMMUNAL GARDENS

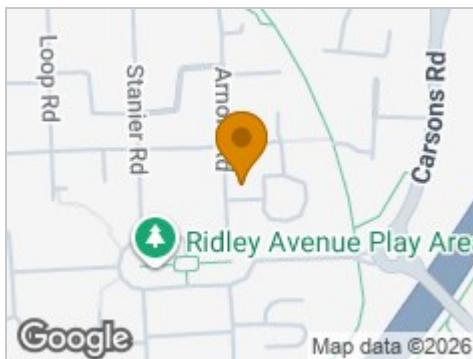
The development is set within communal gardens displaying a variety of established trees and shrubs

## OFF STREET PARKING

The property has one allocated off street parking space. (space number 38).



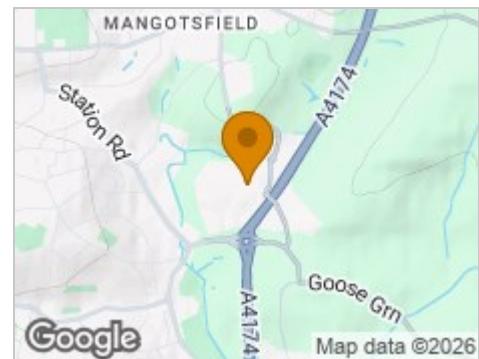
## Road Map



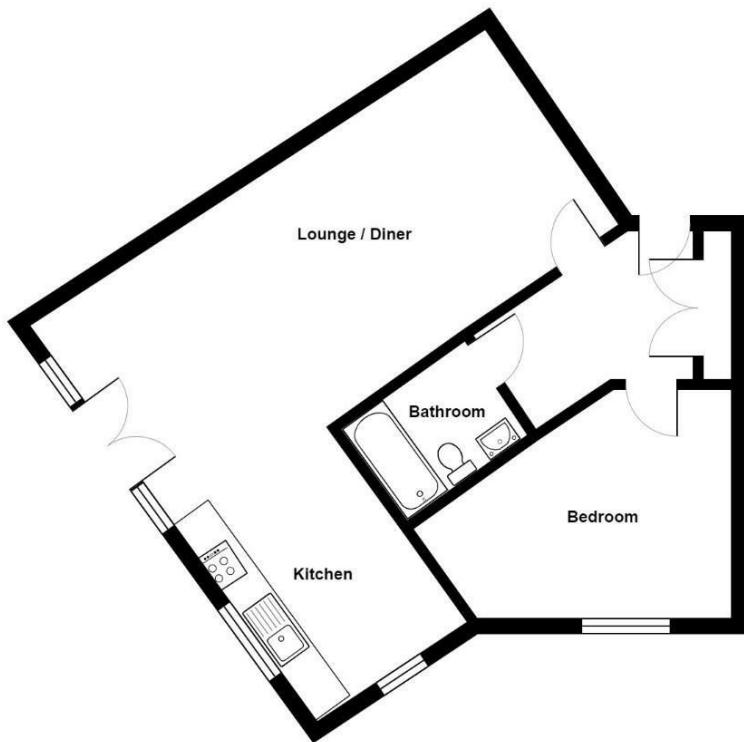
## Hybrid Map



## Terrain Map



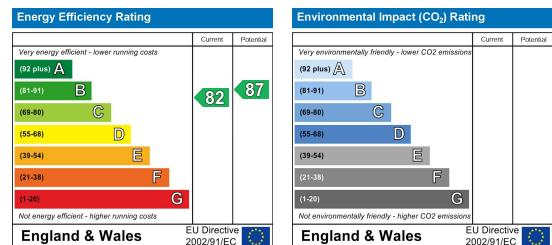
## Floor Plan



## 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.