

94 ARNOLD ROAD
MANGOTSFIELD
BRISTOL
BS16 9LB
£199,950



GREGORYS
ESTATE AGENTS

Offered for sale with no onward chain can be found this spacious two-bedroom, ground floor apartment, complete with private patio area accessed via 'French' doors direct from the accommodation.

Positioned within this popular, modern development, only a stone's throw from the Avon Ring Road and motorway networks, whilst the cycle path linking the bustling cities of Bristol & Bath is also on hand. Although a convenient location for commuters, it is a pleasant surprise to see beautiful open countryside on your doorstep, with the peaceful Siston Common only a short walk away.

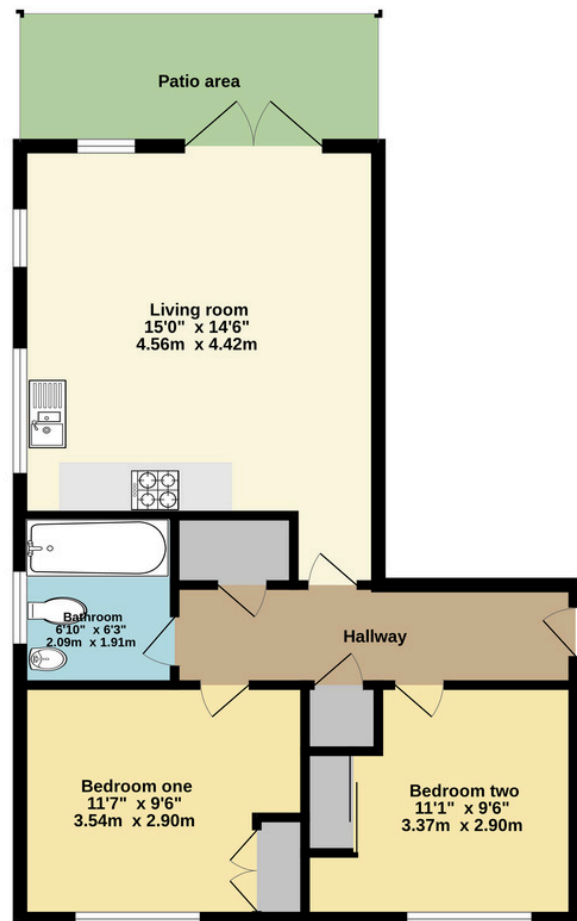
The accommodation is presented to a good standard and offers generous proportions throughout. A communal entrance and hallway is accessed via an intercom system. Once inside the flat, the private hallway provides access to all rooms. Both bedrooms are double in nature and are positioned overlooking the front of the development. The bathroom comprises a three piece white suite complete with double glazed window to the side aspect. The living room is of an open plan nature, bathed in natural light due to the dual aspect windows and positioned overlooking the rear aspect. The kitchen comprises numerous built in units and work surfaces. From the lounge area, double glazed 'French' doors lead out onto a private patio area.

The garden area is a lovely area to sit out and enjoy, a secluded area overlooking the mature trees and shrubs surrounding the development. Parking is by way of an allocated parking space, controlled via permits, with street parking readily available on a first come, first serve basis. Furthermore the property is double glazed and gas central heated. A smart, ground floor flat benefitting a private garden - a must view!





Ground Floor
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Performance Certificate



94, Arnold Road, Mangotsfield, BRISTOL, BS16 9LB

Dwelling type: End-terrace house 24
Date of assessment: September 2018 25
Date of certificate: September 2018
Reference number: 0668-2804-7810-9428-8831
Type of assessment: RdSAP, existing dwelling
Total floor area: 54 m²

Use this document to:

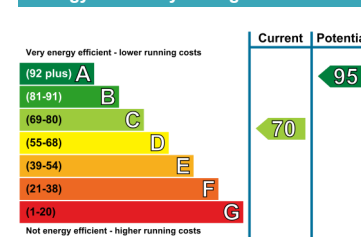
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,782
Over 3 years you could save	£ 678

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 147 over 3 years	 You could save £ 678 over 3 years
Heating	£ 1,101 over 3 years	£ 702 over 3 years	
Hot Water	£ 543 over 3 years	£ 255 over 3 years	
Totals	£ 1,782	£ 1,104	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters	£1,200 - £1,800	£ 477
2 Solar water heating	£4,000 - £6,000	£ 198
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 978

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4



GREGORYS
— ESTATE AGENTS —

0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

