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18 Manning Road, Bristol, BS4 1FL

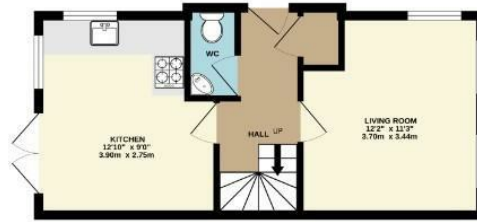
18 Manning Road, Bristol, BS4 1FL

Guide Price £400,000

Welcome to Manning Road, Bristol - a charming end terrace house built in 2019 that boasts a generous 1,184 sq ft of living space. This delightful property features 1 reception room, a kitchen/dining room, 4 bedrooms, and 3 bathrooms, providing ample space for comfortable living.

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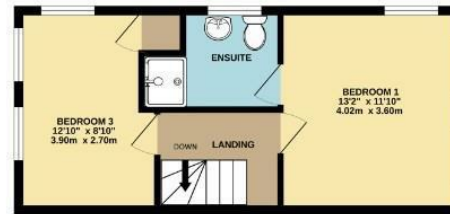
GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



2ND FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Entrance Hall

uPVC double glazed entrance door, laminate flooring

Lounge

Dual aspect uPVC double glazed windows, radiator.
laminate flooring

Kitchen/ Dining Room

uPVC window and uPVC double glazed patio doors
leading to the rear garden, fitted modern kitchen with
integrated dishwasher , fitted oven and hob. space for
upright fridge freezer, laminate flooring

Cloakroom

uPVC double glazed window to front, low level w.c,
wash hand basin, radiator, laminate flooring

1st Floor

Bedroom three

Dual aspect double glazed windows, radiator, carpet

Bedroom Four

Dual aspect double glazed windows, radiator, carpet

Bathroom

uPVC double glazed window, three piece suite, radiator,

2nd Floor

Bedroom Two

Dual aspect double glazed window, radiator, carpet

Master Bedroom with en suite

Dual aspect double glazed windows, radiator, carpet

Ensuite shoer room with electric shower, w.c and wash
and basin

Rear Garden

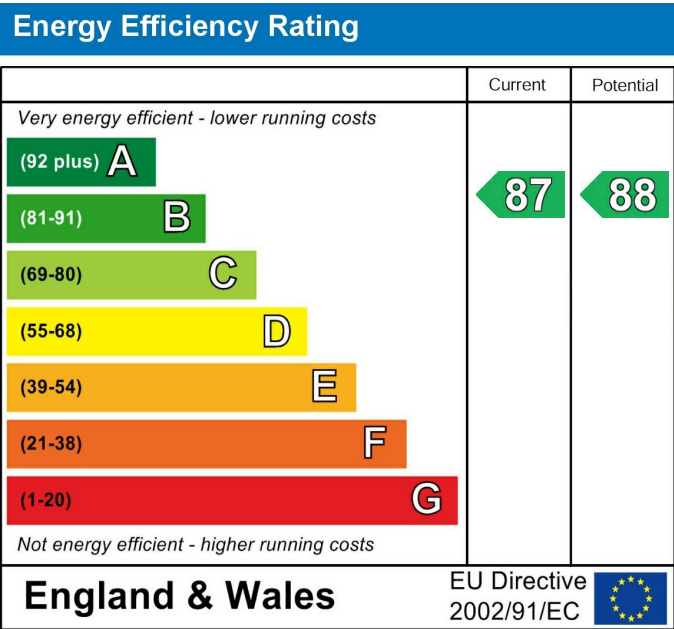
Fully enclosed and mainly laid to lawn, gated side access

Off Street Parking

Situated to the front providing parking for two cars

Estate Service Charge

£395 Per annum as of July 2024



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. 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.









