

- Four Bedrooms
- Excellent Order
- Double Glazed
- Close To Cycle Path
- Short Commute To Ring Road
- Very Spacious Home
- Two Bathrooms
- Gas Central Heating
- Landscaped Garden
- Great Family Home

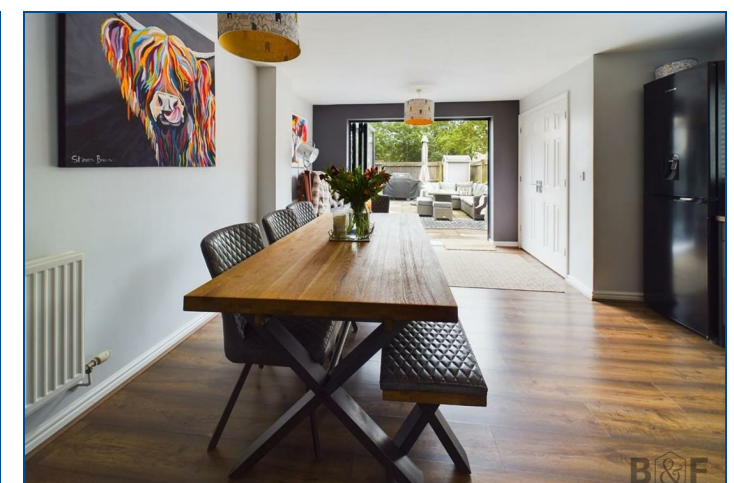
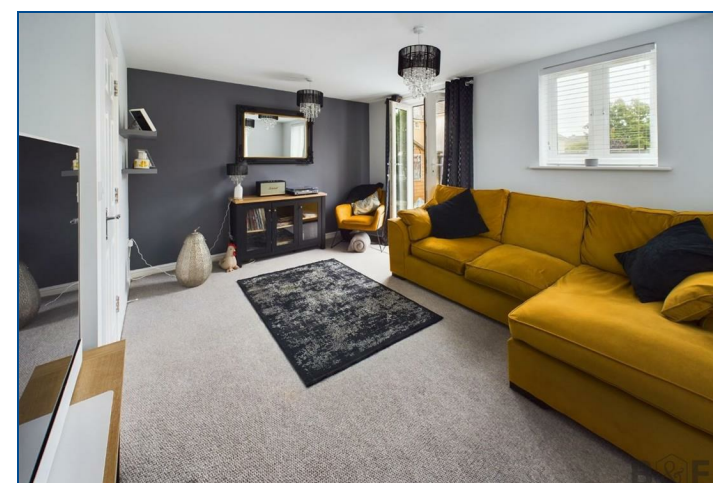
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**MONEY LAUNDERING REGULATIONS 2003**

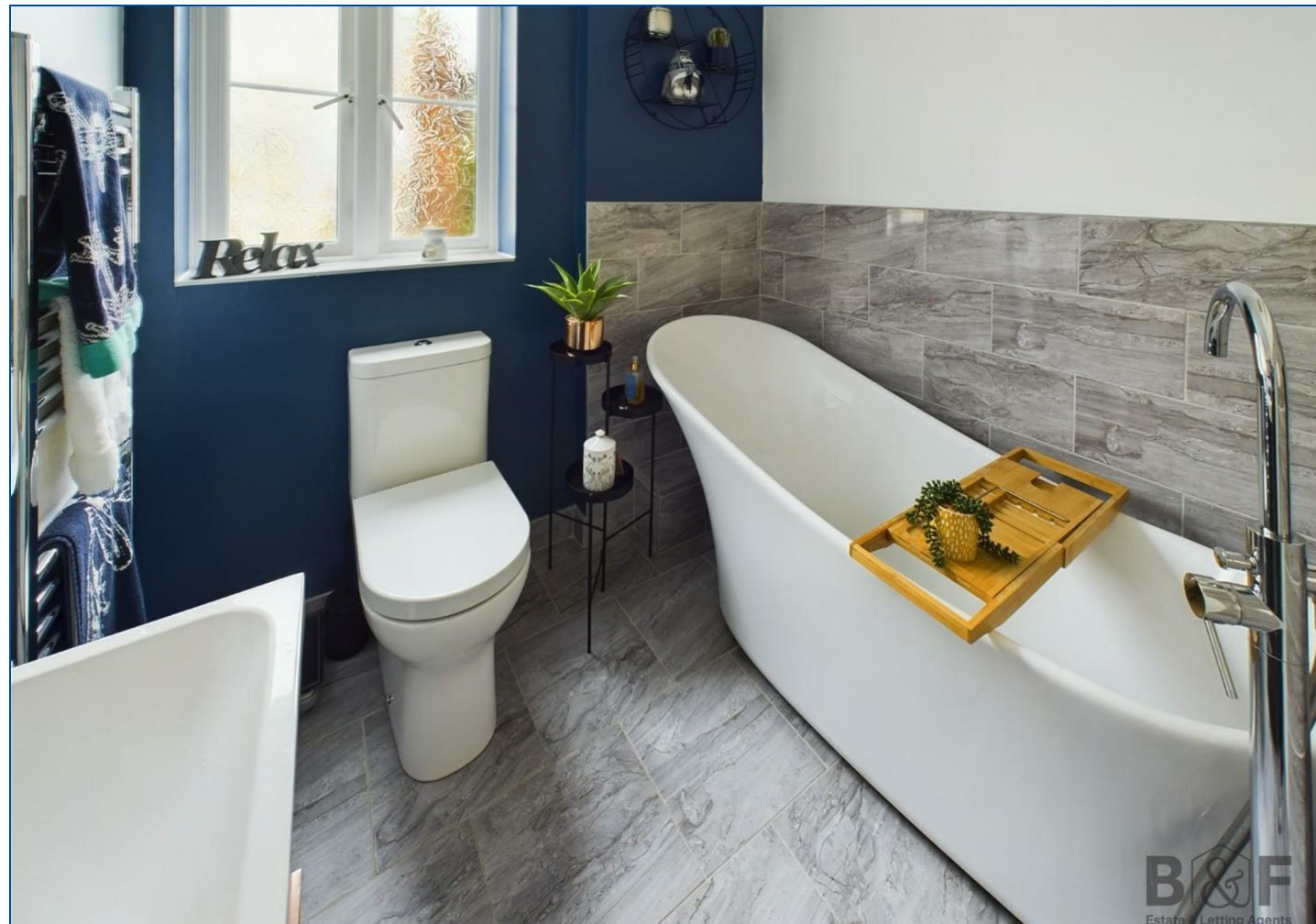
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



**120 Arnold Road, Mangotsfield, Bristol, BS16 9LB**  
**£399,950**



- Hallway 3'5 x 12'8
- Cloakroom 3'7 x 7'5
- Kitchen/Diner/Family Room 16'6 x 14'2
- Bedroom Four/Home Office 8 x 14'3
- First Floor Landing 8'11 x 4'5
- Living Room 12'2 x 14'3
- Balcony 4'7 x 14'10
- Bedroom Three 7'11 x 14'4
- Family Bathroom 6'8 x 7'2
- Second Floor Landing 4'3 x 5'8
- Bedroom One 9'4 x 14'3
- En suite 7'5 x 4'9
- Bedroom Two 8'10 x 14'4
- Outside
- Front Garden
- Fully Enclosed Rear Garden
- Off-Street-Parking

We are thrilled to be able to offer for sale this stunning four bedroom end of terrace home. The property is deceptively spacious and extremely versatile and would suit the larger family.

The house has been vastly improved in recent years with replacement cloakroom, beautifully fitted kitchen, new family bathroom and en suite. The decorative order is excellent throughout.

The accommodation comprises hallway, cloakroom, fitted kitchen/diner/family room, utility cupboard bedroom/sitting room on the ground floor, lounge with balcony, family bathroom, bedroom on the first floor and master bedroom with en suite and bedroom three on the second floor.

Outside there are two parking spaces. The front garden would lend it self to further parking (subject to planning) and there is a lovely landscaped rear garden.

The property is tucked away in this popular cul-de-sac, only a stones throw from the Bristol & Bath cycle track, with a short commute to the ring road and motorway network, offering good access to Bath and Bristol.

Rarely do properties of this size and quality come to the market. We fully recommend an early viewing.

Energy Rating C. Council Tax D.

**\*\* PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR \*\***

