



## 18 St. James Street, Mangotsfield, Bristol, BS16 9HD

Offers Over £300,000

Offered for sale and situated in the heart of Mangotsfield Village is this super end of terrace cottage, which is simply ready to move in to. Close to all amenities, accommodation briefly comprises hallway, lounge, dining room, kitchen, utility room and bathroom. Upstairs are three bedrooms. Outside to the rear is a good sized garden with storage shed. The property benefits from gas central heating with boiler under 2 years old and upvc double glazing. Energy Rating D, council Tax Band C.

- No Onward Chain
- End Terraced Cottage
- Three Bedrooms
- Two Receptions
- Ground Floor Bathroom
- Double Glazing
- Gas Central Heating
- Ample Rear Garden
- Close to all Amenities

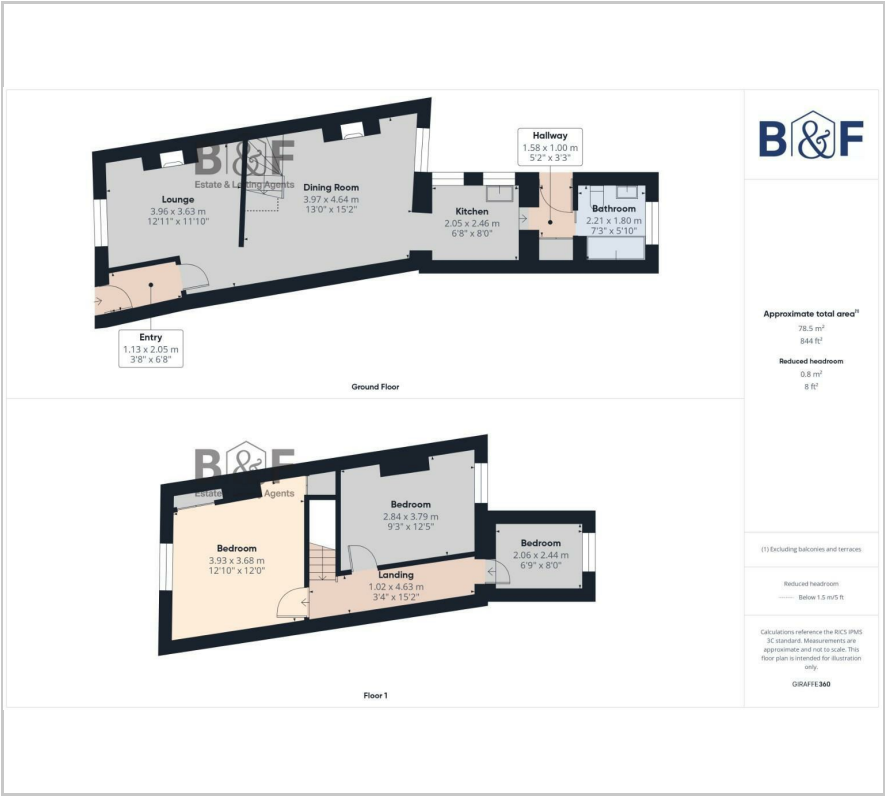
### Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.

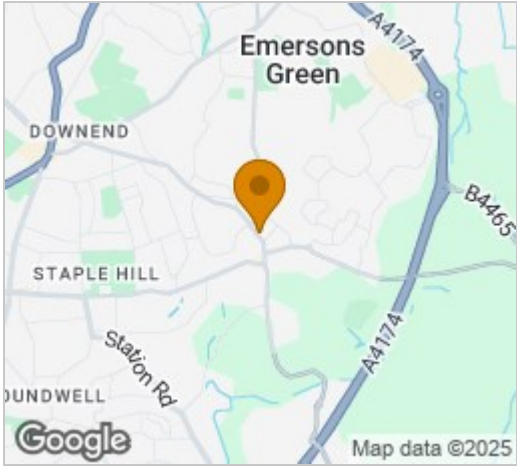




Floor Plan



Area Map



Energy Efficiency Graph



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