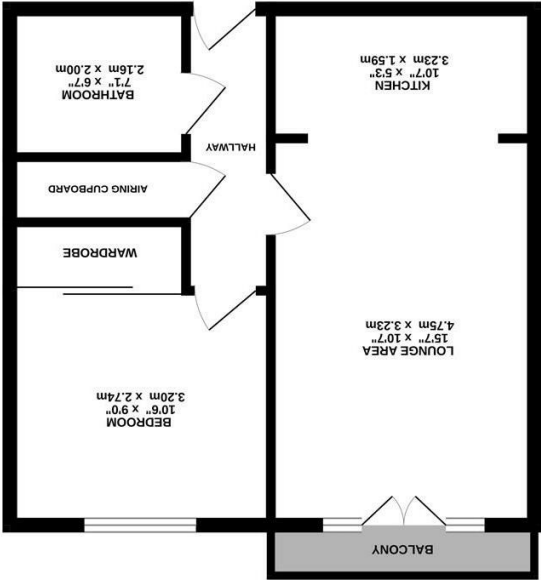




FLOOR PLAN

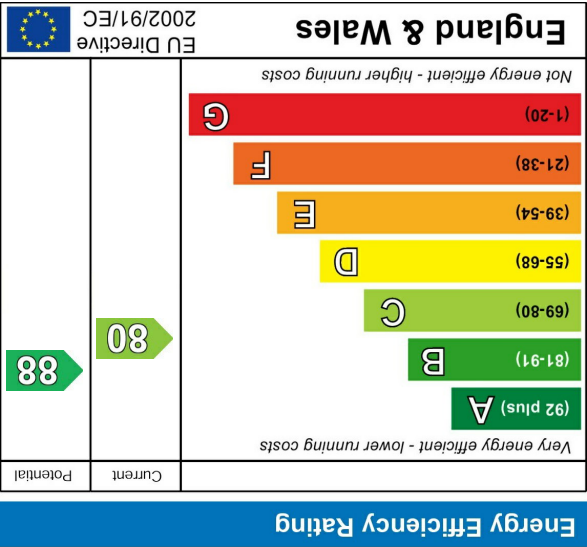


FIRST FLOOR

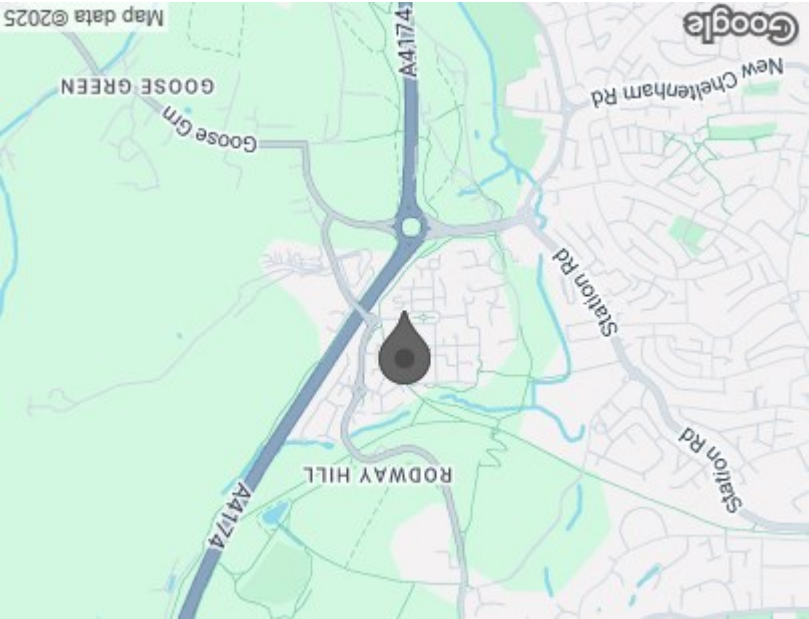
These energy ratings have been made to ensure the accuracy of the Energy Performance Certificate (EPC) for the property. The ratings are based on the information provided by the seller and are not a guarantee of the energy performance of the property. The ratings are based on the information provided by the seller and are not a guarantee of the energy performance of the property. The ratings are based on the information provided by the seller and are not a guarantee of the energy performance of the property.

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AREA MAP





WHISTLE ROAD
MANGOTSFIELD, BRISTOL, BS16 9QX
£160,000



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First Floor
Communal Entrance
Hall

Lounge/Dining Room
15'7 x 10'7

Kitchen
10'7 x 5'3

Bedroom
10'6 x 9'0

Bathroom
7'1 x 6'7



NO ONWARD CHAIN

M.Coleman Estate Agents are pleased to offer for sale this delightful one double bedroom purpose built apartment occupying a pleasant position within the development.

Situated on the first floor with telephone entry system, the accommodation comprises an open plan living area consisting of a well-proportioned lounge and kitchen benefitting from the provision of a balcony. The kitchen has a range of wall and base units finished with sleek white doors, brushed steel handles and dark worktops further enhancing the contemporary feel. Integrated appliances include an oven, hob and extractor plus a washing machine and freestanding fridge freezer.

The double bedroom has a large uPVC double glazed window which floods the room with light and features convenient fitted wardrobes for additional storage. With partially tiled walls the modern white family bathroom offers a three piece suite with a mains plumbed mixer shower over bath. There is also a useful storage cupboard which completes the accommodation.

Parking is available on road at the front of the building on a first come first served basis as well as visitor spaces in the car park.

Located on the edge of Mangotsfield, the property offers ease of access onto the Avon Ring Road and thus the wider network of Bristol and Bath. The amenities of Kingswood, Staple Hill and Mangotsfield are all easily accessible offering a selection of local shops, cafes, library and a doctor and dental surgeries.

