



**Connells**

Blackhorse Place  
Mangotsfield Bristol



### Property Description

This charming three-bedroom modernize mid-terrace property presents an ideal opportunity for families and professionals alike, boasting excellent access to the Emerson's Green cycle path, local shops, and a nearby park for leisurely days out. Situated in a coveted location close to Mangotsfield Secondary School and within easy reach of a post office, the home combines convenience with tranquillity. The property features a generously sized garden, perfect for outdoor activities and relaxation, as well as a garage offering additional storage or parking space. With its blend of comfort, convenience, and accessibility.

### Entrance Hallway

Door in via a porch from the front, stairs rising to the first floor and doors off to principal rooms.

### Lounge And Dining Areas

24' 1" x 12' max ( 7.34m x 3.66m max )

#### Lounge Area

Window to the front aspect, gas coal effect fireplace set within a brick feature wall, fireplace, TV point, carpeted flooring and a radiator.

#### Dining Area

Area suitable for a dining table and chairs, original kitchen 'hatch' to kitchen, obscured glass sliding doors to the Conservatory.

### Kitchen

9' x 8' 1" ( 2.74m x 2.46m )

A range of wall and base units with worktops over and tiled splashbacks, wall hatch to dining room, 1 and 1/2 bowl stainless steel sink and drainer with mixer tap, low level electric oven, electric hob with extractor over, under counter space for washing machine and space for a freestanding fridge freezer,

## Family Room

17' x 6' 1" ( 5.18m x 1.85m )

Double glazed window, tiled roof, double glazed door and patio sliding door to the rear Garden, TV point, wood effect flooring and a radiator.

## Bedroom Two

10' x 9' 1" ( 3.05m x 2.77m )

Window to the front aspect, room for a double bed, carpeted flooring and a radiator.

## Bedroom One

14' 1" x 10' ( 4.29m x 3.05m )

Window to the front aspect, fitted wardrobe, carpeted flooring and a radiator.

## Bedroom Three

10' x 7' 1" ( 3.05m x 2.16m )

Window to the rear aspect, carpeted flooring and a radiator.

## Bathroom

7' 1" x 5' 1" ( 2.16m x 1.55m )

Obscured window to the rear aspect, panelled bath with shower over, shower screen, low level WC, pedestal wash hand basin, wood effect flooring and a radiator.

## Outside

### Front Approach

Boundary wall and gate to the front, mainly laid to lawn with a pathway leading to the front, views out to open green space.

### Rear Garden

Fully enclosed by way of boundary fencing, mainly laid to patio and lawn, with shrub and flower borders, access to the Garage and a rear gate.

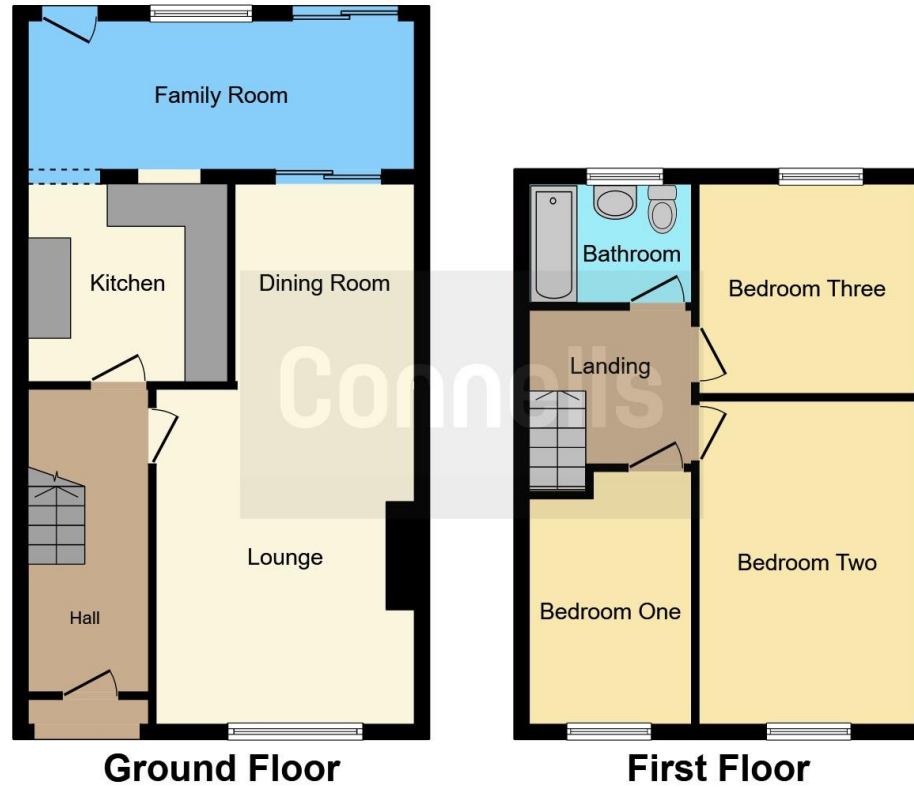
### Garage

Up and over electric door installed two years ago, courtesy door to the Garden.









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**EPC Rating: D**

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Tenure: Freehold



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