



**Connells**

Blackhorse Road  
Mangotsfield Bristol





### Property Description

Connells Emersons Green is excited to present this three-bedroom property to the market, ideal for home movers, first-time buyers, and investors alike!

Conveniently located, this home offers easy access to local shops, the post office, leisure facilities, and excellent bus and commuter routes, with the A4174 ring road just a stone's throw away. Additionally, it is situated within the catchment areas of highly regarded schools.

The property features a comfortably designed lounge and a dining room with French doors opening to the garden. There is also a separate kitchen with plenty of storage. Upstairs, you will find three bedrooms and a family bathroom.

Contact Connells today to schedule your viewing!



## Entrance Hallway

Door in from front, door to Lounge and stairs rising to the first floor, carpeted flooring and a radiator.

## Lounge

15' x 13' ( 4.57m x 3.96m )

Window to the front aspect, electric fireplace with mantel over, TV point, archway through to the Kitchen and carpeted flooring.

## Kitchen

16' 2" x 9' ( 4.93m x 2.74m )

A range of wall and base units with worktops over and tiled splashbacks, integrated eye level double electric oven, electric hob with extractor over, space and plumbing for a washing machine, sink and drainer with mixer tap, space for freestanding fridge freezer, window to the rear aspect looking out to the extension, vinyl flooring and double doors through to the extension. Under stairs storage.

## Extension

14' 9" x 9' 3" ( 4.50m x 2.82m )

Double doors and two windows to the rear aspect and a further door to the side aspect, wood effect flooring.

## Bedroom One

12' 5" x 9' 4" ( 3.78m x 2.84m )

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

## Bedroom Two

11' 8" x 9' 6" ( 3.56m x 2.90m )

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

## Bedroom Three

9' 4" x 6' 4" ( 2.84m x 1.93m )

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

## Shower Room

6' 11" x 6' 4" ( 2.11m x 1.93m )

Obscured window to the rear aspect, shower cubicle with sliding doors, WC, wash hand basin with a mixer tap inset into vanity unit, part tiled, wood effect flooring and a heated towel rail.

## Outside

### Front Approach

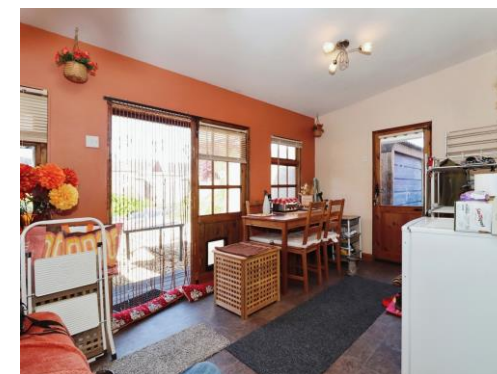
Mainly laid to lawn, driveway leading to the Garage, mature shrubs and trees alongside the pathway leading to the front entrance.

### Rear Garden

Fully enclosed by way of brick and boundary fencing, mainly laid to stone chippings with a decked area, flower bed borders and a side gate leading round to the front.

## Garage

Up and Over door, area to the front of the Garage which has been fenced off as bin store.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

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