



Connells

The Laurels
Mangotsfield Bristol



Property Description

Introducing a delightful Three-bedroom end-of-terrace house in Mangotsfield, perfect for first-time buyers, growing families, or investors. This property features three spacious bedrooms with ample storage, a kitchen, dining room, lounge, front and rear gardens, and serene views of the surrounding green fields. Located within walking distance to Mangotsfield Secondary School and local shops, this location borders Downend and Emerson's Green, offering convenience and peace in one package.

Call us now for a viewing.

Entrance Hall

Entrance door leading into the hallway, stairs rising to the first floor, and a door off to the lounge.

Lounge

13' Max x 15' (3.96m Max x 4.57m)
Double glazed window to the front aspect, TV point, engineered wood flooring and a radiator.

Dining Room

9' 9" x 8' 5" (2.97m x 2.57m)
Double glazed window facing the rear aspect, under stairs storage, engineered wood flooring and a radiator.

Kitchen

9' 7" x 7' 4" (2.92m x 2.24m)
Double glazed door to rear garden and window to the rear aspect, space for a washing machine, under counter space for a single fridge/freezer. electric hob, a range of wall and base units with worktops over, one and a half bowl stainless steel sink and drainer with mixer tap, tiled flooring and partially tiled walls.

Bedroom One

12' 1" x 9' 11" (3.68m x 3.02m)

Double glazed window to the front aspect, boiler, wood effect flooring and a radiator.

Bedroom Two

12' 2" x 9' 10" (3.71m x 3.00m)

Double glazed window facing the rear aspect, TV point, wood effect flooring and a radiator.

Bedroom Three

9' 1" x 6' 8" (2.77m x 2.03m)

Double glazed window to the front aspect, wood effect flooring and a radiator.

Family Bathroom

6' 7" x 6' (2.01m x 1.83m)

Double glazed obscured window to the rear aspect, walk in electric shower, W.C, wash hand basin inset into vanity unit with mixer tap, wood effect flooring, partially tiled walls and a radiator.

Outside

Front Approach

Mainly laid to lawn with flower borders and a pathway leading to the front door.

Rear Garden

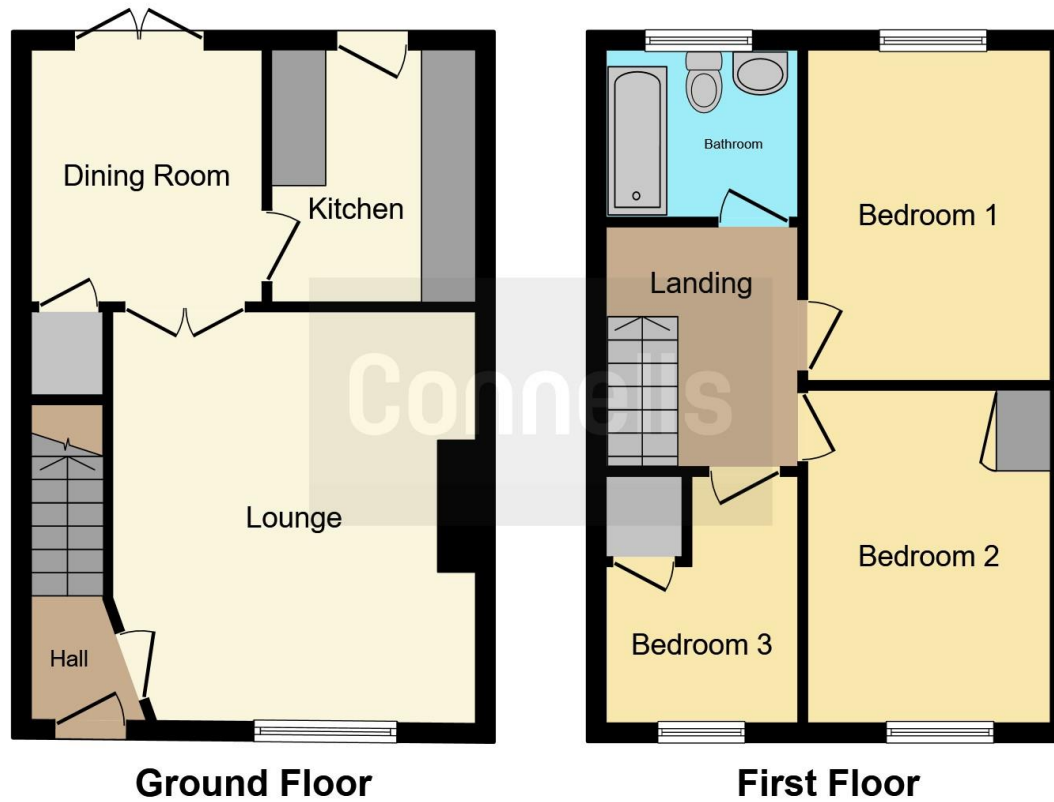
Fully enclosed by brick boundary walls, rear gate access, patio area and lawn with mature shrub borders.

Private Garage to the rear of the property.









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

To view this property please contact Connells on

T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/EME306220



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EME306220 - 0005