



Connells

Elmtree Avenue
Mangotsfield Bristol



Property Description

Connells are delighted to bring to market this well-presented three-bedroom semi-detached home, conveniently located on the borders of Downend and Mangotsfield. This charming property offers spacious living accommodation, including an entrance hall, kitchen-diner, lounge, and rear utility room. Upstairs, the new owners will find three bedrooms and a family bathroom. The property also features a much larger-than-average rear garden, providing ample outdoor space.

Elmtree Avenue is ideal for commuters, with the Avon Ring Road and motorway networks nearby, as well as bus routes to Bristol City Centre. For those who prefer to stay closer to home, Emerson's Green Retail Park, with its large Sainsbury's supermarket and various amenities, is just a 10-minute walk away. The Huntsman Restaurant is also conveniently located nearby. This home is perfect for first-time buyers and families alike.

Mangotsfield is situated in South Gloucestershire, to the northeast of Bristol. Excellent links are provided by the A4174 Link Road, offering access to Bristol City Centre, Bath, and the M32/M4/M5 corridor.

Entrance Hall

Door in from front, window to the front aspect, under stairs storage cupboard, doors off to principal rooms, stairs rising to the first floor and a radiator.

Lounge

20' x 11' 1" (6.10m x 3.38m)

Window to the front aspect and French doors leading out to the Garden., wall mounted electric fireplace, TV point, wood effect flooring and a radiator.

Kitchen Diner

13' 2" x 11' 1" (4.01m x 3.38m)

Dual aspect windows to the rear and side, a range of wall and base units with worktops over and tiled splashbacks, single bowl stainless steel sink and drainer with a mixer tap, space for a range oven/cooker with extractor over, integrated fridge freezer, integrated dishwasher, flagstone flooring, smooth ceiling with recessed spotlights and a door leading to the Utility.

Utility

7' 9" x 6' 2" (2.36m x 1.88m)

Window to the rear and a door to the side leading out to the Garden. Under counter space for a washing machine and tumble dryer and space for a freestanding fridge freezer.

Landing

Window to the front aspect, doors off to bedrooms and bathroom, loft hatch with ladder.

Bedroom One

9' 8" x 8' (2.95m x 2.44m)

Window to the rear aspect, built-in wardrobes, carpeted flooring and a radiator.

Bedroom Two

11' x 8' max (3.35m x 2.44m max)

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

Bedroom Three

11' 4" x 7' 1" (3.45m x 2.16m)

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

Bathroom

8' x 5' (2.44m x 1.52m)

Window to the side aspect, panelled bath with shower over, W.C., pedestal wash hand basin with mixer tap, fully tiled.

Outside

Front Approach

Enclosed by way of hedge borders, an entrance gate and pathway leading to the front.

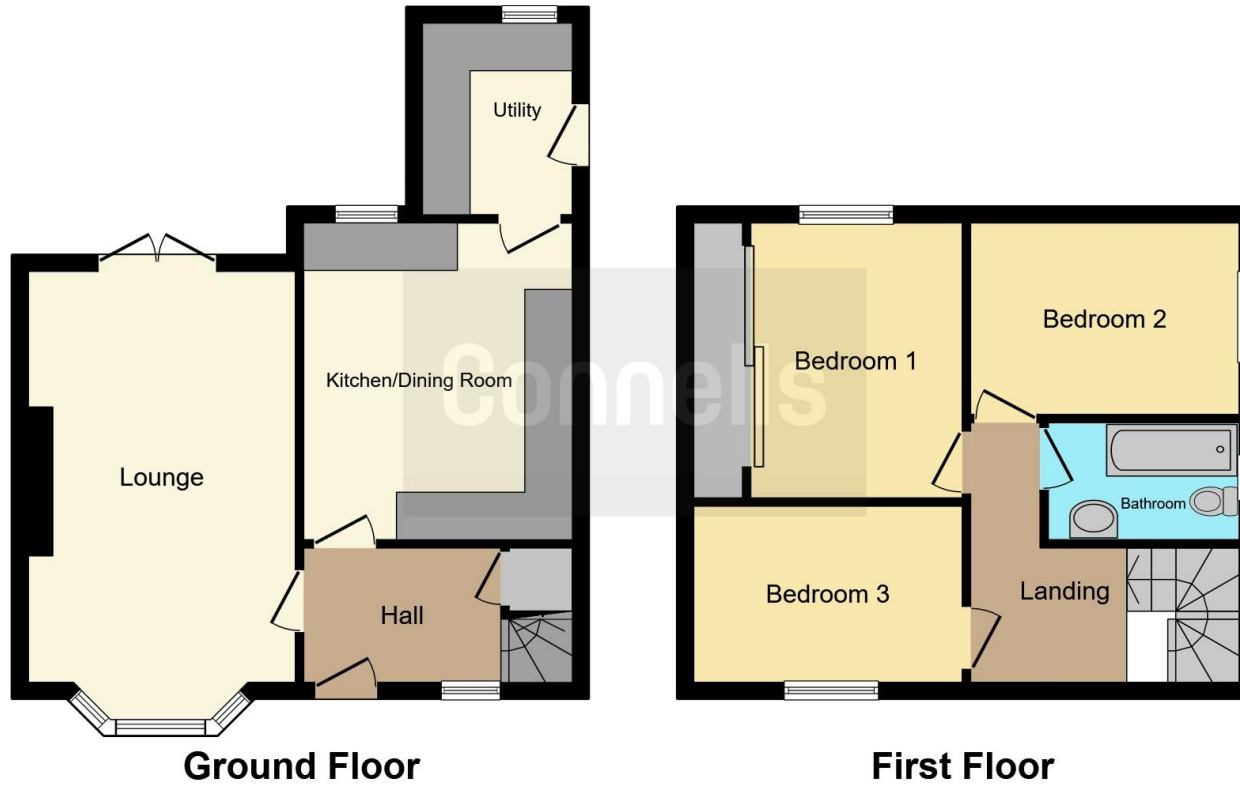
Rear Garden

Fully enclosed by way of boundary fencing, mainly laid to lawn with patio and decked areas, mature shrubs and trees.









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: D

view this property online connells.co.uk/Property/EME306233

Tenure: Freehold



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: EME306233 - 0006