



Connells

Blackhorse Place
Mangotsfield BRISTOL

Blackhorse Place Mangotsfield BRISTOL BS16 9AU

for sale
£325,000



Property Description

Located in a popular cul-de-sac in Blackhorse, this three-bedroom mid-terrace property is offered to the market with no onward chain. Although the property would benefit from cosmetic improvements throughout, it presents a fantastic opportunity for first-time buyers to create a home that suits their own style and needs.

The ground floor includes an entrance hallway, a separate kitchen, and a lounge/diner with access to the rear garden. Upstairs are three bedrooms and a bathroom, offering a practical layout that could easily be transformed. The rear garden is enclosed, while the front of the property benefits from pathway access and nearby communal parking.

Blackhorse Place is well-positioned for local schools including Blackhorse Primary and Mangotsfield Secondary, as well as nearby shops, green spaces, and bus links. The Bristol to Bath cycle path is also just a short ride away.

Entrance Hall

14' 7" x 5' 3" (4.45m x 1.60m)

Accessed via front door with coconut matting, wood effect flooring, stairs rising to the first floor, access to kitchen and open plan lounge/dining room, under-stairs storage cupboard, and a radiator.

Lounge & Dining Room

31' 4" x 12' 4" (9.55m x 3.76m)

Double glazed window to the front aspect, TV point, carpeted flooring, electric fireplace, and radiator. Double glazed aluminium bifold door to the rear aspect, carpet flooring, and a radiator.

Kitchen

9' 5" x 9' 4" (2.87m x 2.84m)

Double glazed window to the rear aspect looking into the utility, range of wall and base units with worktops over, hatch opening to dining area, electric hob with low-level oven, stainless steel sink with mixer tap, space for fridge,

space for freezer, wood effect flooring, and a radiator. Double glazed door to the utility.

Utility

8' 6" x 6' 8" (2.59m x 2.03m)

Double glazed window to the rear aspect, double glazed UPVC door to the rear aspect, carpet tile flooring, electrical sockets, and a radiator.

First Floor Landing

Access to all three bedrooms and the family bathroom, loft hatch location.

Bedroom One

9' 7" x 9' 6" (2.92m x 2.90m)

Double glazed window to the rear aspect, carpet flooring, freestanding storage cupboards, and a radiator.

Bedroom Two

13' 3" x 9' 8" (4.04m x 2.95m)

Double glazed window to the front aspect, carpet flooring, built-in storage cupboard, and a radiator.

Bedroom Three

9' x 8' 2" (2.74m x 2.49m)

Double glazed window to the front aspect, carpet flooring, built-in storage cupboard, and a radiator.

Bathroom

8' 2" x 5' 5" (2.49m x 1.65m)

Obscure double-glazed window to the rear aspect, WC, wash hand basin with mixer tap, panelled bath with shower hose attachment over, chrome heated towel rail, wood effect flooring, and a radiator.

Outside

Front Approach

Mainly laid to concrete pathway and artificial grass with fenced and brick borders.

Rear Garden

Mainly laid to concrete pathway, grass, and patio slabs with fenced borders and rear access gate leading to the garage.

Garage

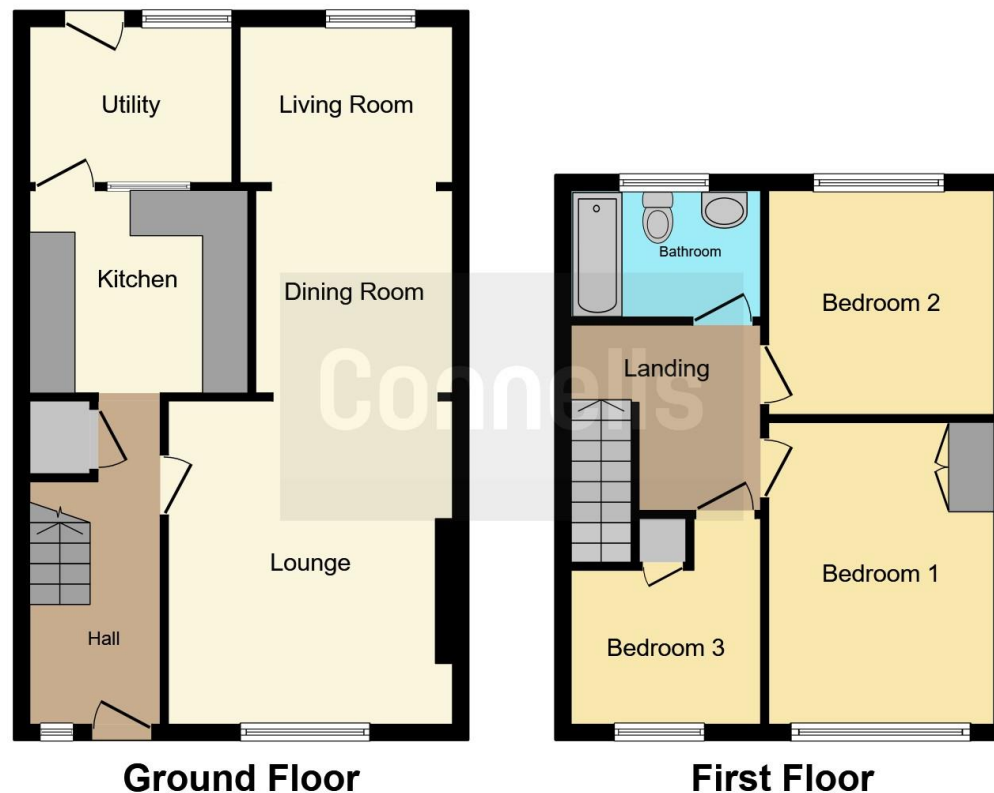
16' 8" x 8' 7" (5.08m x 2.62m)

Located to the rear of the property, accessed via the rear garden gate and lane. One of ten garages in a row, second from the right.









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

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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