



Connells

Blackhorse Road
Mangotsfield Bristol



Property Description

Situated in a private gated development in Mangotsfield, this two-bedroom semi-detached home offers a modern open-plan layout, combining kitchen, dining and lounge space with French doors opening onto the garden.

The property benefits from two well-sized bedrooms, a family bathroom, and a downstairs Cloakroom. Outside, there is a private enclosed rear garden with patio and lawn, along with two allocated parking spaces.

Mangotsfield is ideally placed for access to the Ring Road, linking to the M32 and M4. Local shops, schools and amenities are nearby, while Emersons Green Retail Park is within easy reach. Good transport links and bus routes serve the area, and the nearby Bristol-Bath Cycle Path provides leisure options.



Entrance

Double glazed door to the front aspect, wood-effect flooring, smooth ceilings, access to downstairs Cloakroom and open-plan kitchen lounge diner and a radiator.

Cloakroom

Obscured double glazed window to the front aspect, wood effect flooring, extractor fan, WC, wash hand basin with mixer tap, spotlight and a radiator.

Kitchen/Dining/Lounge

26' 9" x 12' 7" (8.15m x 3.84m)

Double glazed window to the front aspect, range of wall and base units with wooden worktops, integrated appliances including oven, hob, extractor, dishwasher, washing machine and fridge freezer, one and a half bowl sink with mixer tap, cupboard housing boiler, under stairs storage cupboard, wooden flooring throughout, smooth ceilings with spotlights. Double glazed French doors with fixed panels either side to the rear aspect, TV point and two radiators.

Landing

Access to bedroom one, bedroom two and bathroom, loft hatch, carpet flooring and a radiator.

Bedroom One

8' 8" x 10' 7" (2.64m x 3.23m)

Double glazed window to the rear aspect, built-in wardrobe with sliding doors, carpet flooring and a radiator.

Bedroom Two

12' 7" x 10' 2" (3.84m x 3.10m)

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

Bathroom

6' 3" x 6' (1.91m x 1.83m)

Obscured double glazed window to the side aspect, fully tiled walls and flooring, panelled bath with rainfall shower over and glass screen, WC, wash hand basin with mixer tap, extractor fan, spotlights and a chrome heated towel rail.

Outside

Front

Two allocated parking spaces within a private gated development.

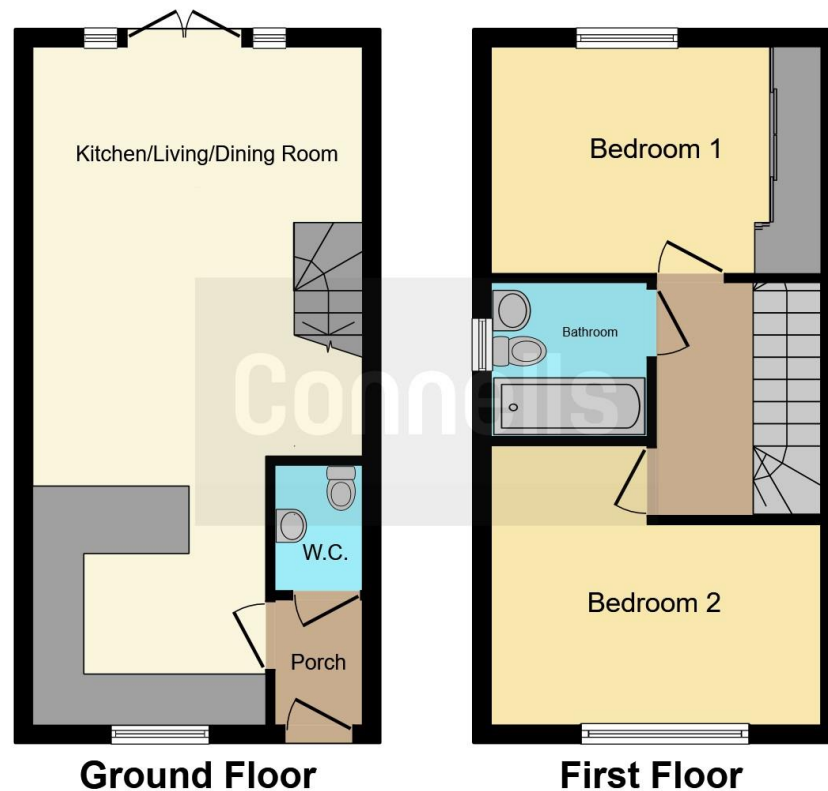
Rear Garden

Patio area leading to lawn, enclosed by wooden fencing, side access gate.









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: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EME306560



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: EME306560 - 0004