



Connells

Bridge Farm Walk
Mangotsfield Bristol

Bridge Farm Walk Mangotsfield Bristol BS16 9LY

for sale offers in excess of
£190,000



Property Description

This two-bedroom flat offers generous and well-maintained living space throughout, positioned in a convenient area of Mangotsfield close to local shops, cafés, schools and transport links including the Bristol Ring Road (A4174).

The property features a bright dual-aspect lounge, a functional kitchen/dining room. Both bedrooms are well-proportioned and include built-in wardrobes, while the family bathroom comprises a panelled bath with shower over, wash hand basin and WC. Further benefits include gas central heating, double glazing and a spacious entrance hall with storage cupboard.

Externally, residents benefit from an allocated parking space and access to shared bin and bike stores. Ideal for first-time buyers or investors looking for a well-kept property in a sought-after Mangotsfield location.



Entrance Hall

18' 4" max x 3' 5" max (5.59m max x 1.04m max)

Double glazed window to the side aspect. Communications phone, fuse box location and built-in storage cupboard. Vinyl flooring with access to lounge, bedroom one, bedroom two, kitchen/Dining room, family bathroom and a radiator.

Lounge

13' 5" max x 10' 2" max (4.09m max x 3.10m max)

Double glazed window to the side aspect. Carpet flooring, TV point and a radiator.

Kitchen / Dining Room

18' 3" max x 9' 1" max (5.56m max x 2.77m max)

Three double glazed windows to the side aspect. Range of wall and base units with worktops over, gas hob with extractor over, low-level electric oven, space for fridge freezer and washing machine, boiler, one and a half bowl stainless steel sink with mixer tap, vinyl flooring and a radiator.

Bathroom

5' 9" x 8' (1.75m x 2.44m)

Double glazed obscured window to the side aspect. Part tiled walls, smooth ceiling, tiled flooring, panelled bath with glass shower screen and shower hose attachment over, mixer tap, WC, wash hand basin, towel rail, extractor fan and a radiator.

Bedroom One

10' 5" max x 9' 8" max (3.17m max x 2.95m max)

Double glazed window to the side aspect. Carpet flooring, TV point, built-in wardrobe and a radiator.

Bedroom Two

10' 6" x 9' 7" (3.20m x 2.92m)

Double glazed window to the side aspect. Built-in wardrobe, TV point, carpet flooring and a radiator.

External

Allocated parking space with access to a shared bin and bike 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

To view this property please contact Connells on

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2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1980.00

Ground Rent:
 150.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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