



Connells

Junction Way
Mangotsfield Bristol

Junction Way Mangotsfield Bristol BS16 9LA

for sale offers in excess of
£170,000



Property Description

MANGOTSFIELD

Both traditional Mangotsfield (mentioned in the Domesday Book) and nearby Downend provide options for shopping, eating and relaxing. This home benefits from close access to the Bath/Bristol cycle track.

Nearby Emersons Green was developed in the 1990s as a "New Village", so it provides modern accommodation. It borders Mangotsfield and Downend and, sitting on the ring road, is close to the M4 and M32 for access to both the centre of Bristol and out of town. The Village Hall is a focal point with a range of activities, many themed around health and fitness or young children. Events and entertainments are staged there throughout the year and it has a range of facilities for hire.

There is a choice of pubs in the area including a Beefeater Grill, whilst the Emersons Green Retail Park caters for a wide range of shopping needs including a Sainsbury's, Boots, Argos Extra and Lidl.

Overall Emersons Green has a quiet, relaxed feel. Many of the streets are landscaped with mature trees and the occasional modern sculpture. Its local shops and cafes offer convenience while Downend and Kingswood provide more choice just a short car ride away. It is good for kids and convenient if you work nearby.

Lounge

14' x 12' 4" (4.27m x 3.76m)

Double glazed window to rear of property, TV point, Radiator.

Kitchen

18' x 9' 4" (5.49m x 2.84m)

Double glazed window to front of property, Fitted kitchen with a range of wall and base units to include work surfaces and one and half bowl stainless steel sink/drainer, Tiling, Gas hob and cookerhood, Plumbing for dishwasher and washing machine, Space for fridge/freezer, Central heating boiler, Radiator.

Hall

Telephone point, Radiator, Airing cupboard.

Bedroom One

10' 2" x 10' (3.10m x 3.05m)

Double glazed window to rear, Wardrobes, Radiator.

Bedroom Two

10' 8" x 9' 8" (3.25m x 2.95m)

Double glazed window to front of property, Telephone point, Radiator.

Bathroom

Double glazed window to rear of property, Tiling, Extractor fan, Shower, Bath, Low level WC, Wash hand basin, Radiator.

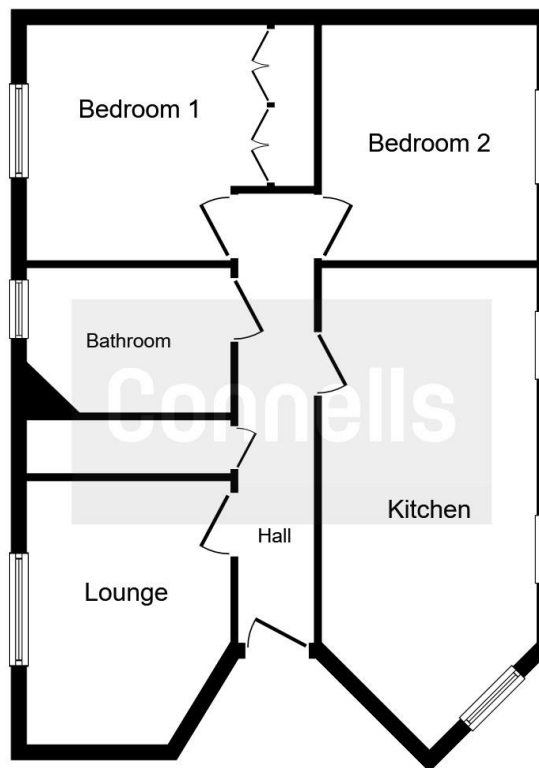
Parking

Off road parking.









Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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To view this property please contact Connells on

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Unit 2 Emersons Green Shopping Centre Emersons Green
BRISTOL BS16 7AE

EPC Rating: B

Tenure: Leasehold

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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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