HUNTERS®

HERE TO GET *you* THERE



Almond Way

Mangotsfield, Bristol, BS16 5QL

£180,000

2 1 1 B

Council Tax: A





11B Almond Way

Mangotsfield, Bristol, BS16 5QL

£180,000





DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no chain this superb first floor flat offering a fantastic position on the Downend/Staple Hill/Mangotsfield borders close to all local amenities whilst being in close proximity of Page Park and Bristol cycle path. The property is only one of three within this small development built in 2013 and is displayed throughout in excellent order. The accommodation comprises: Entrance hall, an open plan living area with a stylish high gloss kitchen with built in oven and hob, two good sized bedrooms and a modern bathroom with over bath shower. The property further benefits from having: Double glazing, gas central heating, communal courtyard garden, shared storage shed/bike shed and off street parking for two cars. The property would make an ideal first time purchase or buy to let investment opportunity and early inspection comes highly recommended.

COMMUNAL HALLWAY

Communal access leading to a communal hall, stairs rising to first and second floors, door leading to

HALLWAY

Radiator, wood effect laminate floor, doors leading to all rooms.

LIVING ROOM/KITCHEN

17'8" x 12'9" (5.38m x 3.89m)
UPVC double glazed window to front and side, double radiator, TV point, telephone point, wood effect laminate flooring, modern fitted kitchen comprising of: White high gloss wall and base units with a laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in electric oven and ceramic hob, stainless steel extractor fan hood, space for under counter fridge, plumbing and space for washing machine, wall cupboard housing combination boiler.

BEDROOM ONE

10'10" x 10'2" (3.30m x 3.10m)
UPVC double glazed window to side, wood effect laminate floor, radiator, TV point.

BEDROOM TWO

10'10" x 6'11" (3.30m x 2.11m)
UPVC double glazed window to side, radiator, wood effect laminate floor

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: Twin gripped panelled bath with tap/shower attachment over, pedestal wash hand basin, close coupled W.C., chrome heated towel radiator, tiled walls and floor, extractor fan.

OUTSIDE:

COMMUNAL GARDEN

Shared courtyard style garden to side of block and area, rear courtyard area ,enclosed by boundary wall and fence. Timber framed storage/bike shed to front of parking area.

PARKING

There are two allocated parking spaces to side of block.

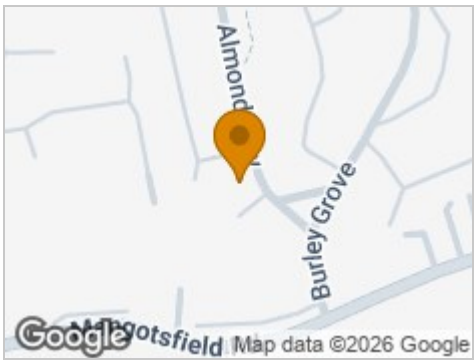








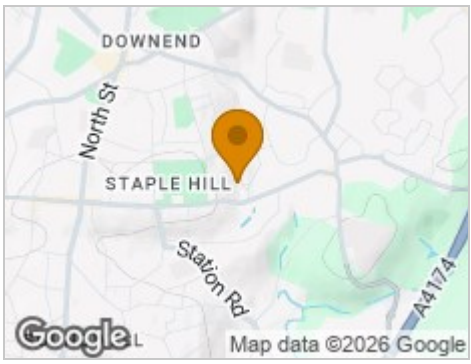
Road Map



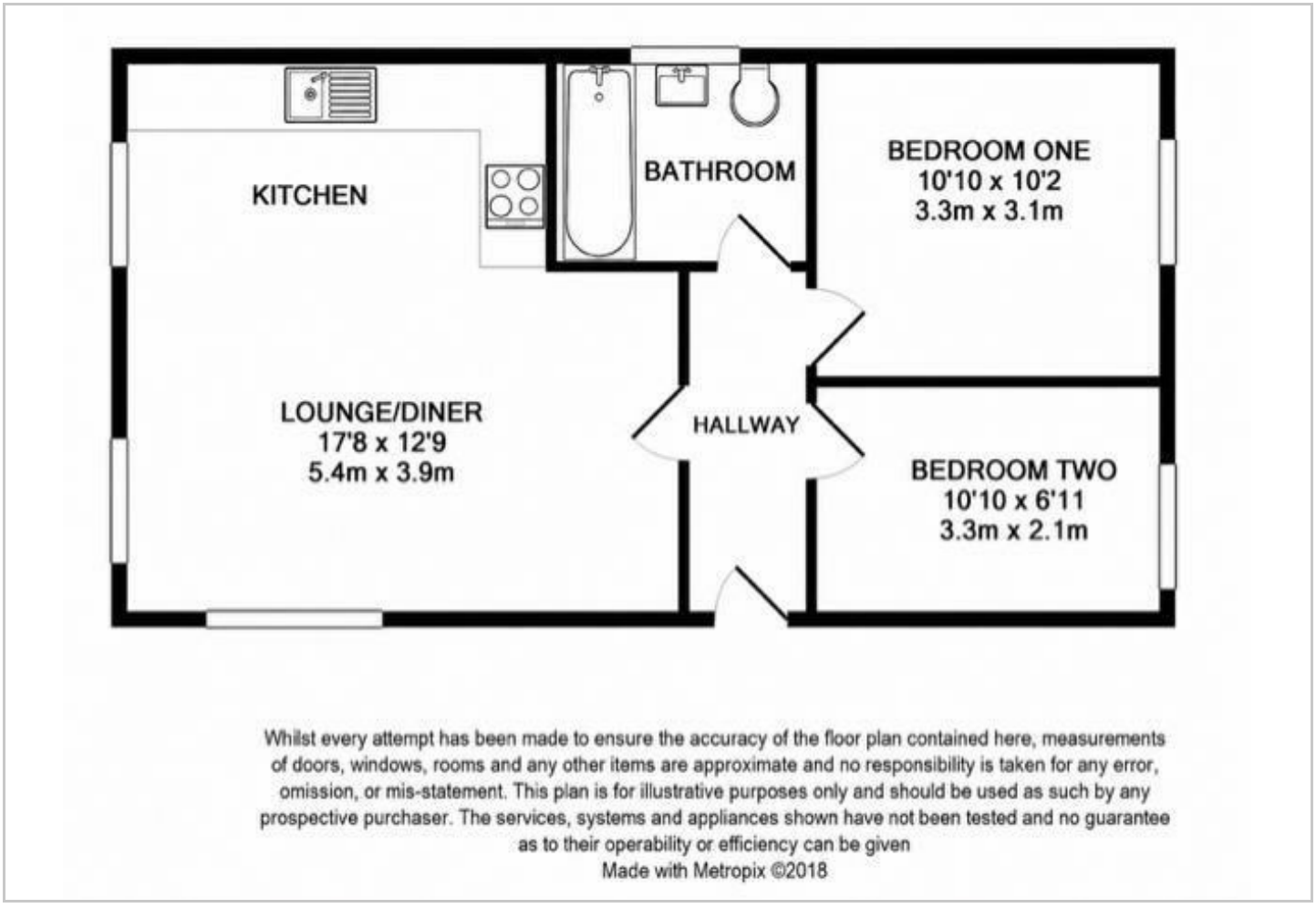
Hybrid Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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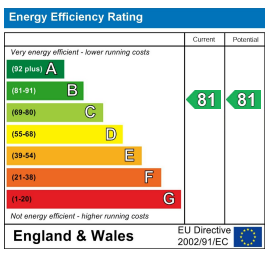
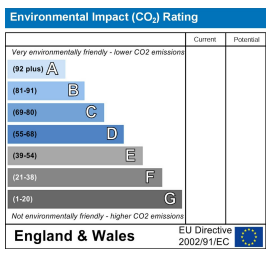
Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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