

HUNTERS®

HERE TO GET *you* THERE



The Old Orchard

Mangotsfield, Bristol, BS16 9AE

£245,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this fantastic ground floor apartment located within this exclusive small cul-de-sac development of The Old Orchard built in 2008 which is positioned on the popular Mangotsfield/Emersons Green borders within easy reach of the local shops whilst offering excellent transport links on to the Ring road and and Bristol cycle path.

The property offers an unusual large amount of living space for this type of property and is displayed throughout in excellent order. The block is accessed communally via a security intercom phone entry system which leads to a clean and tidy communal hall with stair access to both first floor and second floors.

The accommodation comprises: large entrance hall, a fantastic 20ft open plan lounge/diner with doors with French doors to front, kitchen/breakfast room with stylish high gloss units with built in oven & hob and integrated dishwasher, 2 double bedrooms and a large modern bathroom with over bath shower. The property further benefits from having double glazing, gas central heating, a private courtyard style garden, and an allocated parking space to front of block with additional visitor spaces.

Rarely does an apartment of this calibre come to the market therefore an internal viewing is highly recommended to fully appreciate all this superb property has to offer.

COMMUNAL ENTRANCE

Access via an intercom security entry system leading through to communal hallway, hardwood door with security spy hole to hallway.

ENTRANCE HALLWAY

Coved ceiling, radiator, oak effect LVT flooring, built in airing cupboard housing Worcester combination boiler, intercom phone entry system, oak effect LVT flooring, doors leading through to all rooms.

LOUNGE/DINER

20'5" x 12'6" (6.22m x 3.81m)

Opaque UPVC double glazed window to side, 2 radiators, TV point, UPVC double glazed French doors with matching side window panel leading out to front.

KITCHEN

11'3" x 9'1" (3.43m x 2.77m)

Opaque UPVC double glazed window to side, range of Cream gloss wall and base units, marble effect laminate work top incorporating a composite sink bowl unit with mixer tap, built in stainless steel Smeg electric oven and gas hob, extractor fan hood,, integrated dishwasher, space for washing machine and fridge freezer, radiator, oak effect LVT flooring.

BEDROOM ONE

11'7" x 11'5" (3.53m x 3.48m)

UPVC double glazed French doors with matching side window panel leading out to garden, coved ceiling, radiator, TV point.

BEDROOM TWO

12'9" x 7'2" (3.89m x 2.18m)

UPVC double glazed window to rear, coved ceiling, TV point.

BATHROOM

Opaque UPVC double glazed window to side, coved ceiling, modern suite comprising: panelled bath,

mains controlled shower over with drench head and mixer attachment, glass shower screen, vanity unit with wash hand basin inset, concealed WC, chrome heated towel radiator, tiled floor, part tiled walls, shaver point, extractor fan.

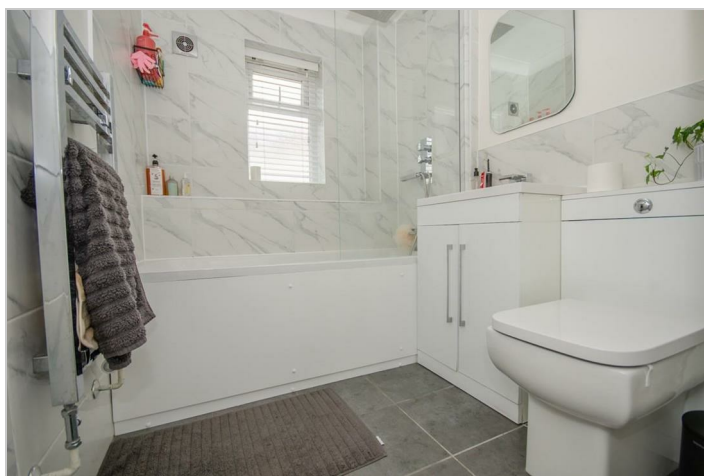
OUTSIDE:

GARDEN

Private courtyard style garden laid to patio, enclosed by boundary fencing.

PARKING

There is one allocated parking space to the front of the block with additional visitor parking spaces.



Road Map



Hybrid Map



Terrain Map



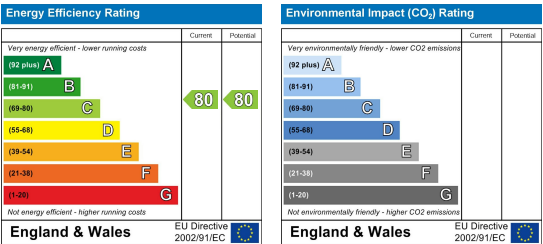
Floor Plan



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.