

# HUNTERS<sup>®</sup>

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## Richmond Road

Mangotsfield, Bristol, BS16 9HB

£350,000



Council Tax:



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this charming and well presented middle terrace property which is situated in the heart of Mangotsfield Village, convenient for major commuting routes, for amenities and within easy reach of many popular schools. Rodway Common and pleasant picturesque countryside walks and located nearby and provide excellent outdoor recreational space.

The property has been sympathetically loved and restored to retain much of its character mixed with a modern balance. Throughout the property there are stripped and stained floor boards, cornice ceilings and picture rails.

Entry into the property is gained via a custom made stained glazed door which leads into an entrance hall. The lounge has a feature marble fireplace housing a cast iron wood burner and dressers to both alcoves. The separate dining room has a cast iron fireplace and an archway leading into the kitchen. The kitchen is fitted with a range of modern wall and base units with soft close doors and drawers and is complimented by a Quartz worksurface. Integral appliances include an integral dishwasher and an integral stainless steel electric oven with a four ring induction hob. Double glazed French doors lead into the rear garden and a door leads into a utility area with a cloakroom.

To the first floor there are two double bedrooms and a modern bathroom suite with freestanding bath and separate shower cubicle.

Externally to the front of the property is a paved area providing an off street parking space, whilst to the rear there is an established large well maintained garden which is laid mainly to lawn with an area to the rear suitable for a vegetable plot with greenhouse.

Additional benefits include gas central heating supplied by a Worcester boiler and uPVC double glazed sash windows ensuring that the external character of the property remains.

An early internal viewing appointment is encouraged to fully appreciate what this super property has to offer.

## ENTRANCE

Via a custom made stained glazed door leading into a vestibule.

## VESTIBULE

High level cupboard housing electric meter and consumer unit, dado rail, mosaic tiled floor, glazed panelled door leading into entrance hall.

## ENTRANCE HALL

Victorian plaster ceiling arch, radiator, stripped and stained floor boards, staircase leading to first floor accommodation and doors leading into lounge and dining room.

## LOUNGE

12'0" x 11'3" (3.66m x 3.43m)

uPVC double glazed sash window to front, cornice ceiling, picture rail, marble fireplace housing a cast iron wood burner, dressers to both alcoves, TV aerial point, radiator, stripped and stained floor boards.

## DINING ROOM

12'1" x 12'0" (3.68m x 3.66m)

Cornice ceiling, cast iron fireplace, under stairs storage cupboard, radiator, stripped and stained floor boards, archway leading into kitchen.

## KITCHEN

15'0" x 9'5" widest point (4.57m x 2.87m widest point)

Velux window, ceiling with recessed LED spot lights, Belfast sink with gold mixer taps, range of fitted modern "Little Greene, Hopper" wall and base units with soft close doors and drawers and incorporating an integral stainless steel electric oven with four ring induction hob with extractor fan over, and dishwasher, space for a tall fridge freezer, Quartz work surface with upstand, vertical radiator, tiled floor, double glazed French doors leading into rear garden and door leading into utility area.

## UTILITY AREA

Plumbing for washing machine, space for a tumble dryer, tiled floor, half uPVC double glazed door leading into rear garden and door leading into cloakroom.

## CLOAKROOM

White suite comprising W.C. and wash hand basin with chrome mixer tap, half tiled walls, electric wall heater.

## FIRST FLOOR ACCOMMODATION

### LANDING

Stripped and stained floor boards, doors leading into all first floor rooms.

### BEDROOM ONE

14'7" x 12'0" (4.45m x 3.66m)

uPVC double glazed sash window to front, ceiling rose, cornice ceiling, picture rail, over stairs storage cupboard with loft access, radiator.

### BEDROOM TWO

12'0" x 8'7" widest point (3.66m x 2.62m widest point)

uPVC double glazed sash window to rear, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, radiator.

## BATHROOM

9'1" x 7'0" (2.77m x 2.13m)

Opaque uPVC double glazed window to rear, modern white suite comprising W.C. wash hand basin with chrome mixer tap, freestanding bath with freestanding chrome mixer tap and shower cubicle with chrome shower system, heated towel rail, tiled splash backs, tiled floor.

## OUTSIDE

### FRONT

A paved area providing an off street parking space with herbaceous border and small area laid to loose shingle.

### REAR GARDEN

Stone paved area with brick built outhouse leading to an area which is laid to lawn with established herbaceous borders displaying a variety of trees and shrubs, an area laid to loose chippings to the rear with raised wooden garden beds and greenhouse, water tap, security lighting, wooden gate providing rear pedestrian access, garden surrounded by boundary dry stone wall and wooden fencing.



Road Map



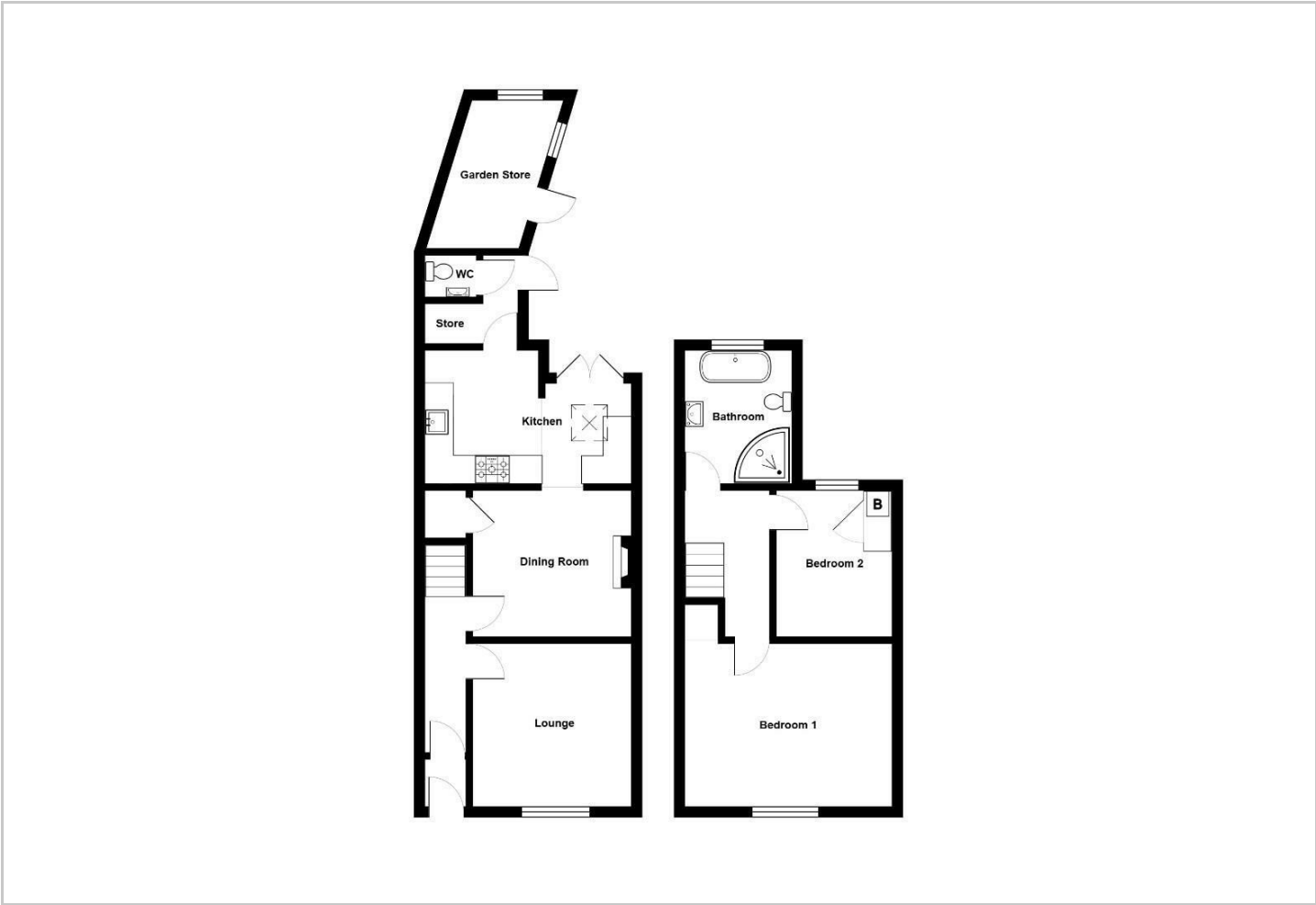
Hybrid Map



Terrain Map



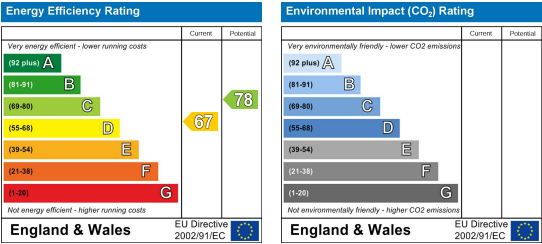
Floor Plan



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.