

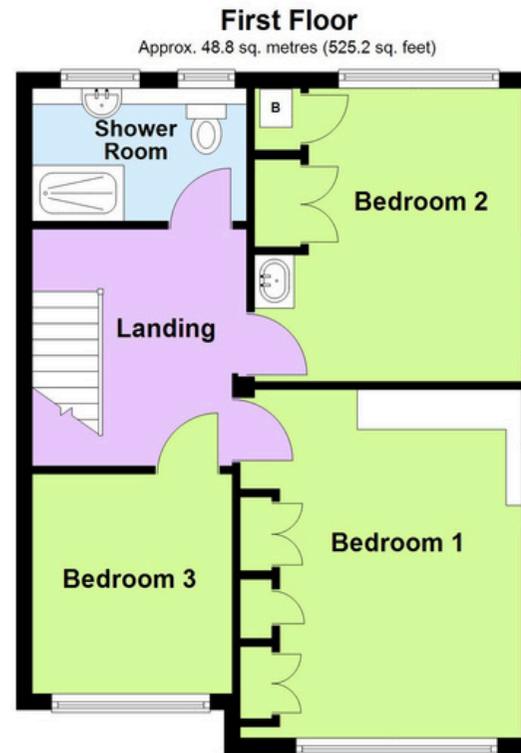
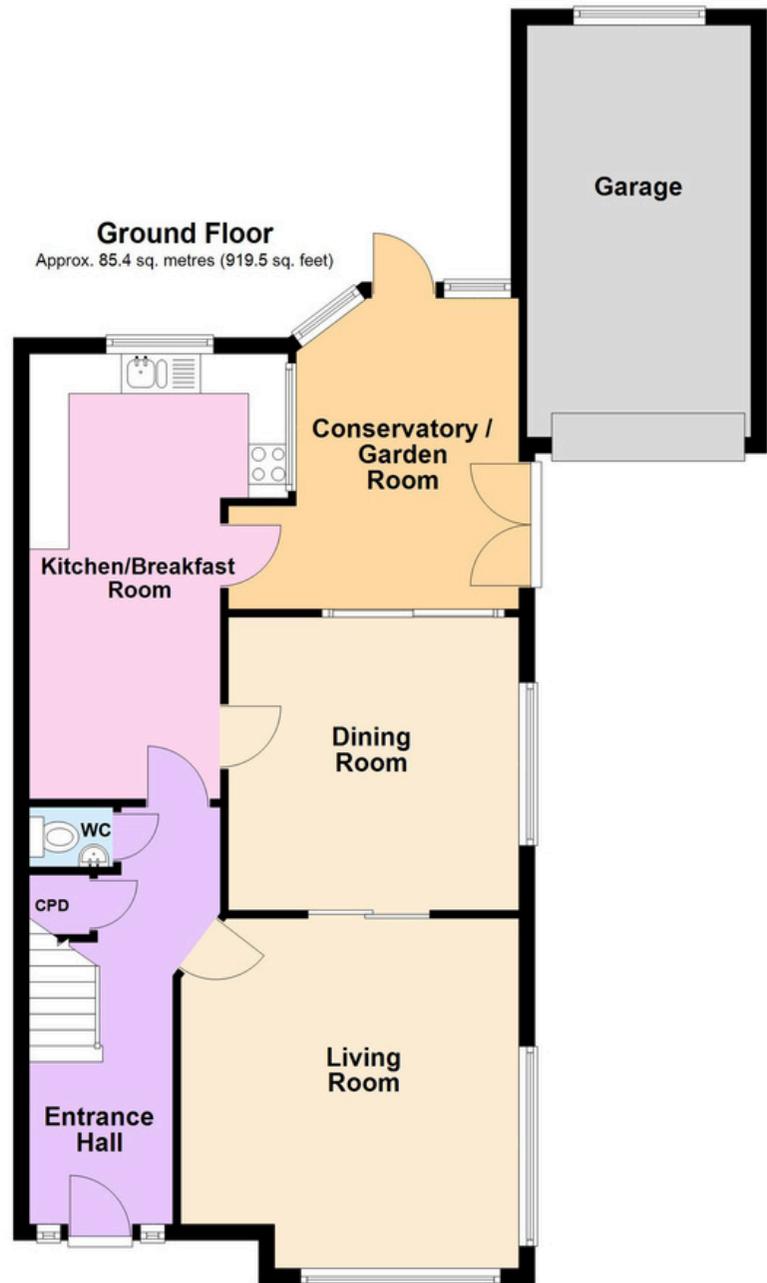
**Bundy
&
Bond**

Independent Estate Agents



39 Blackhorse Road, Mangotsfield, BS16 9BE

£375,000



Total area: approx. 134.2 sq. metres (1444.7 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floorplan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error/omissions
Plan produced using PlanUp.

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Full description

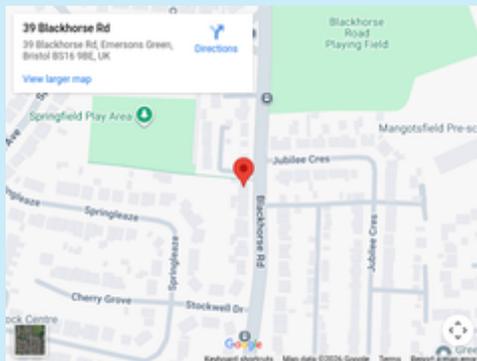
A halls-adjointing three bedroom semi-detached house with side driveway for several vehicles on approach to the single garage and an established West-facing garden to the rear. Accommodation comprises hallway, cloakroom, living room, dining room, kitchen/breakfast room and conservatory to the ground floor with three bedrooms and shower room to the first. Gas central heating, double glazing. NO CHAIN

Situation

Mangotsfield is a residential suburb and former village just to the north-east/east of Bristol in South Gloucestershire, known for its quiet, family-oriented character and good transport links into the city. It sits adjacent to areas like Downend, Staple Hill and Emersons Green, making it appealing for commuters who want a calmer setting close to urban amenities. The neighbourhood features a mix of period homes and post-war/semi-detached housing, with a range of property sizes from smaller flats to larger family houses. House prices here have generally shown modest growth and a relatively diverse price range compared with central Bristol, and typical stock includes mid-terraces and semi-detached family homes. Local facilities such as community shops, schools and green spaces add to its appeal for buyers looking for a suburban feel within easy reach of Bristol city centre.

Property Features

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory / Sun Room
- Kitchen / Breakfast Room
- Double Glazing
- Garage and Driveway
- Gas Central Heating
- West-Facing Rear Garden
- No Chain



Local Authority - South Gloucestershire
Council Tax Band - C
Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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