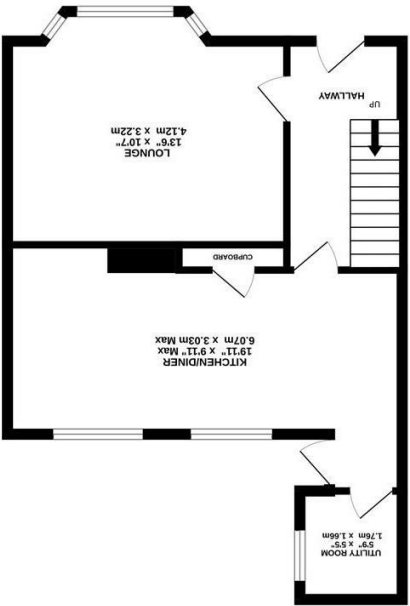




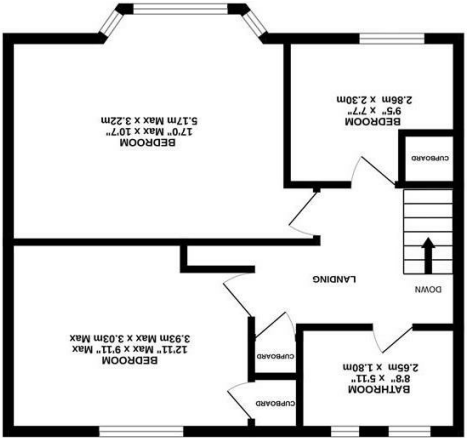
FLOOR PLAN



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

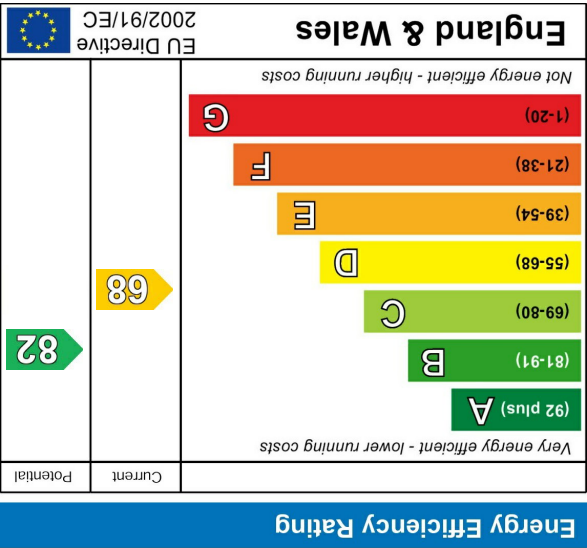
Made with Metropix c2026



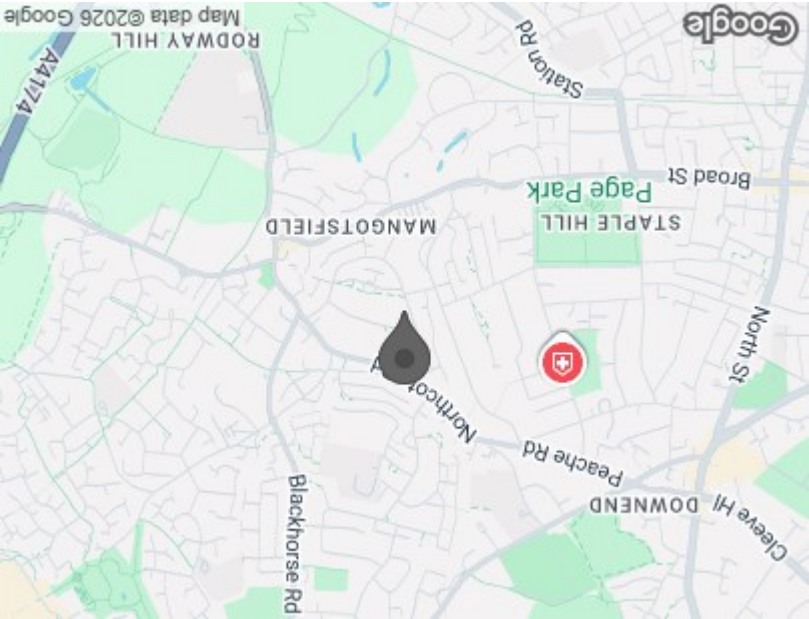
1ST FLOOR

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP





LONG ROAD
MANGOTSFIELD, BRISTOL, BS16 9HQ
ASKING PRICE £310,000



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GROUND FLOOR

Entrance Hall

Lounge

13'6" x 10'6"

Kitchen/Diner

19'10" x 9'11"

Rear Lobby

Utility Room / Cloakroom

5'9" x 5'5"

FIRST FLOOR

Landing

Bedroom One

16'11" max x 10'6"

Bedroom Two

12'10" max x 9'11" max

Bedroom Three

9'4" x 7'6"

Family Bathroom

8'8" x 5'10"

Outside

Front Garden

Rear Garden

Off Street Parking



M.Coleman Estate Agents are delighted to bring to the market this well built three-bedroom terrace home, situated in the ever-popular Mangotsfield area of Bristol and offering deceptively spacious accommodation, ideal for growing families.

The ground floor boasts a welcoming entrance hall leading into a bright and airy lounge with a bay window to the front elevation. To the rear is an open plan kitchen/dining room offering a range of light effect wood base units completed with rolled edge work surfaces and tiled splash backs. There is a built in oven, hob and extractor, plus space for an under counter fridge and freezer.

A rear lobby gives access to a ground floor utility room/cloakroom where there is space with plumbing for a washing machine and tumble dryer, plus a WC and wash hand basin.

The the first floor, there are three generous size bedrooms with bedrooms one and two extending above the shared walked way adding additional width to both rooms.

There is a white three piece family bathroom with an electric shower over the bath, all finished with tiled splash backs.

Externally, the rear garden offers a large lawn with a central path to the rear of the garden giving access to a garden shed. Adjacent to the house is a paved path with steps up to decked seating area.

To the front of the party is a driveway offering parking for one vehicle plus a raised border laid to chippings. A shared path gives access to the rear of the property via a secure gate.

Further benefits include gas central heating and double glazing throughout, plus this property is being sold with the added bonus of **NO ONWARD CHAIN.**

Located within easy reach of local shops, well-regarded schools, and excellent transport links including access to the Ring Road and cycle path, this delightful home offers the perfect blend of convenience and comfort.

