

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bridge Farm Walk

Mangotsfield, Bristol, BS16 9LY

£200,000



Council Tax:



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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain, this well presented David Wilson built top floor purpose built flat.

The property is perfectly positioned for access onto the Avon ring road, for major commuting routes and for the Bristol to Bath cycle path.

The property has been recently decorated throughout and in our opinion would ideally suit a first time purchaser or buy to let investor.

The spacious accommodation comprises; entrance hall, lounge, a generous sized bright and airy kitchen/diner with an integral oven and hob, a bathroom with an over bath shower and two double bedrooms. The master bedroom has the benefit of having built in wardrobes.

Externally there is an allocated parking space, bin stores for general household waste and a secure bike store and a communal garden to front laid to lawn.

Additional benefits include; uPVC double glazed windows, gas central heating and a security entry system.

We would encourage an early internal viewing appointment to fully appreciate what this super property has to offer.

## ENTRANCE

Via a door with security spy hole, leading into an entrance hall.

## ENTRANCE HALL

Loft access, security entry phone, airing cupboard, radiator, doors leading into all rooms.

## LOUNGE

13'5" x 10'1" (4.09m x 3.07m )

uPVC double glazed window to rear, TV aerial point, radiator.,

## KITCHEN/DINER

18'1" x 9'1" (5.51m x 2.77m)

uPVC double glazed windows to front, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of wall and base units incorporating an integral stainless steel electric oven with four ring gas hob with extractor fan over, plumbing for washing machine, plumbing for dishwasher, space for a tall fridge freezer, roll edged worksurface, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, radiator.

## BEDROOM ONE

10'3" x 9'8" (3.12m x 2.95m)

uPVC double glazed window to rear, built in double fronted wardrobe, TV aerial point, telephone point, radiator.

## BEDROOM TWO

10'6" x 9'6" (3.20m x 2.90m)

uPVC double glazed window to front, radiator.

## BATHROOM

8'6" x 6'0" (2.59m x 1.83m)

Opaque uPVC double glazed window to rear, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, white suite comprising; W.C. wash hand basin and panelled twin gripped bath with chrome mixer tap and a Mira over bath shower system with a side splash screen, tiled splash backs, shaver point, radiator.

## OFF STREET PARKING

The property has one allocated off street parking space.

## COMMUNAL GARDEN

Communal garden to front of block laid to lawn.



## Road Map



## Hybrid Map



## Terrain Map



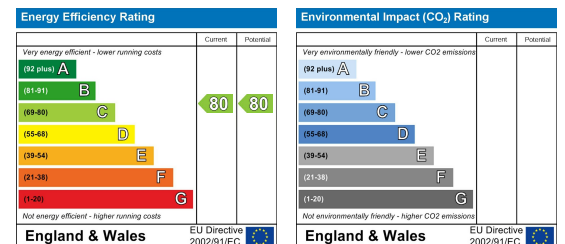
## Floor Plan



## 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.