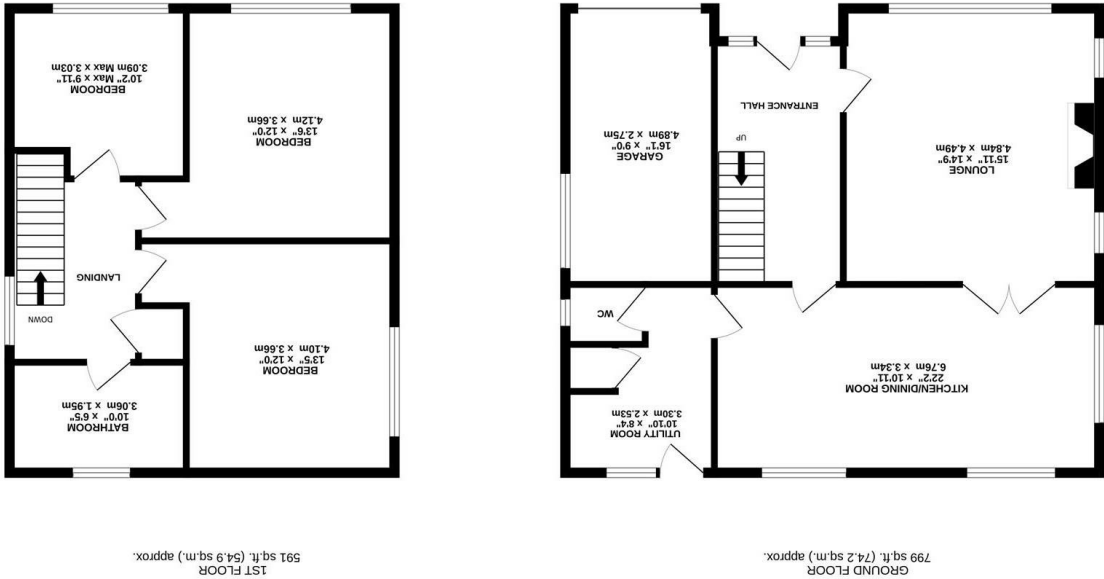




FLOOR PLAN



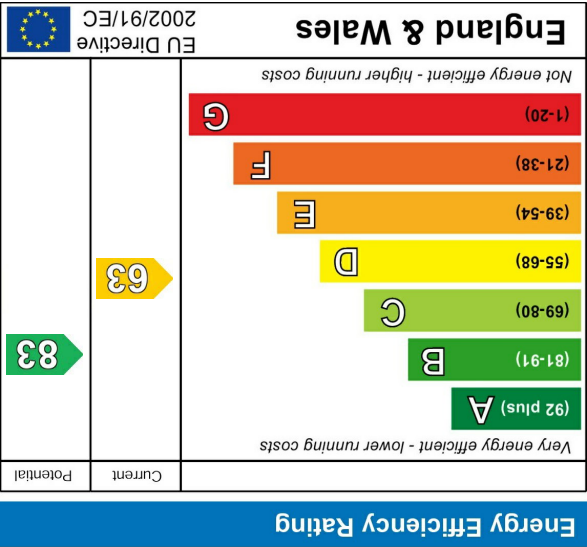
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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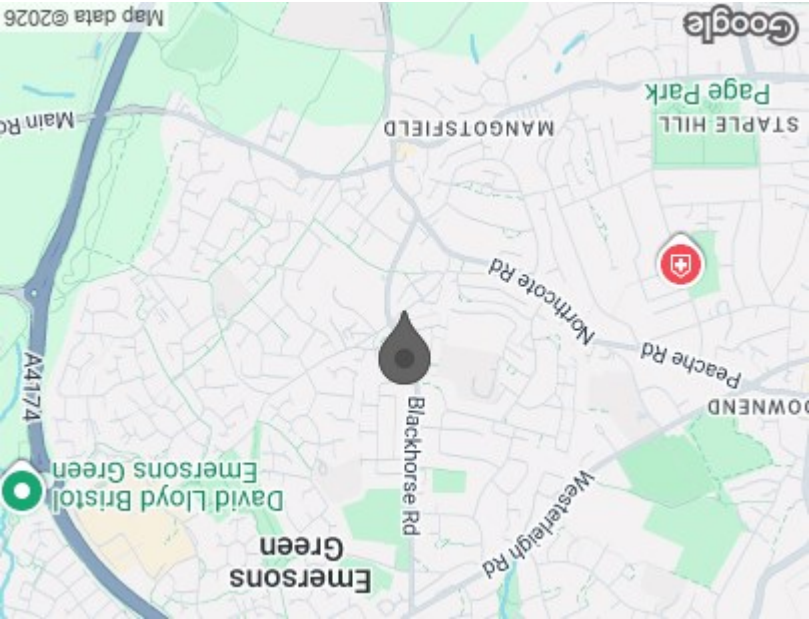
TOTAL FLOOR AREA: 1390 sq.ft. (129.2 sq.m.) approx.

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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





WINDSOR PLACE
MANGOTSFIELD, BRISTOL, BS16 9DD
ASKING PRICE £435,000



3



1



2



D



Ground Floor

Entrance Hall

Lounge

15'10" x 14'8"

Kitchen/Dining Room

22'2" x 10'11"

Utility Room

10'9" x 6'4"

Cloakroom

First Floor

Landing

Bedroom 1

13'6" x 12'0"

Bedroom 2

13'5" x 12'0"

Bedroom 3

10'1" max x 9'11"

Family Bathroom

Outside

Front Garden

Rear Garden

Garage

16'0" x 9'0"



M Coleman are delighted to bring to market a well-appointed three-bedroom detached home, built in 1975 and occupied by the same family since new, perfectly positioned in the heart of Mangotsfield.

Designed with light and space in mind, this family home boasts rooms of generous proportions and is offered for sale with no onward chain.

The welcoming entrance hall gives access to the dual aspect lounge, located at the front of the property with windows to the front and side elevations. A feature chimney and matching stone surround give this spacious room a warm and cosy feel.

Double doors lead into a dual aspect kitchen/dining room with bay window to the side and large picture windows to the rear. The fitted kitchen offers a range of traditional wall and base units with built-in oven, four-ring electric hob and extractor hood, together with space for an under-counter fridge and freezer.

A utility room and ground floor cloakroom complete the ground floor.

You will be pleasantly surprised by the size of the first-floor accommodation, which currently provides three double bedrooms and a newly fitted four-piece family bathroom with modern white suite, including bath and separate shower cubicle. The generous master bedroom offers scope to reconfigure the accommodation to create a fourth bedroom or there is potential to extend to provide additional bedroom accommodation, subject to the necessary consents as demonstrated by a neighbouring property.

The rear garden is enclosed by timber fencing and established trees and is predominantly laid to patio, shingle and shrub borders. Gated access leads to the front, where there is off-street parking for two cars and a garage with electric roller door.

Conveniently located in the heart of Mangotsfield, with local amenities close at hand, this is an ideal home for families or professionals wanting excellent access to the A4174. Emersons Green and Downend are all within easy reach, as are the Bristol cycle path and Rodway Common.

