



105 WHISTLE ROAD
MANGOTSFIELD
BRISTOL
BS16 9QX
£190,000

A WELL-PRESENTED TWO-BEDROOM APARTMENT POSITIONED ON THE SECOND FLOOR OF THIS POPULAR DEVELOPMENT IN MANGOTSFIELD, OFFERING NEUTRAL AND VERSATILE ACCOMMODATION THROUGHOUT, TOGETHER WITH ALLOCATED PARKING.

Upon entering, you are welcomed into a central hallway providing access to the accommodation. The main living space at the end of the hall is a bright and comfortable room, offering plenty of space for both living and dining furniture. Double doors open onto a Juliet balcony, creating a lovely sense of openness and allowing natural light to flow into the room.

An opening leads through to the kitchen, making this a sociable space that works equally well for everyday living or entertaining.

The kitchen comprises of a range of wall and base units, an inset sink, an oven and hob and extractor fan.

There are two bedrooms, both offering versatile accommodation with the second bedroom allowing the use of a study if you work from home or a bedroom if needed.

The bathroom is fitted with a bath and overhead shower, providing the option for both a relaxing soak and practical day-to-day use. The apartment is finished in neutral tones throughout, providing a blank canvas for the new owner to add their own style and personality.

The property also benefits from one allocated parking space and there is on road parking on adjoining roads.





Mangotsfield is a popular residential area on the eastern outskirts of Bristol, neighbouring Downend and offering a good balance between suburban living and easy access to the city. There are a variety of local shops and everyday amenities nearby, while further shopping, cafés and restaurants can be found in neighbouring Downend, Staple Hill, Emersons Green and Kingswood.

For those who enjoy getting outdoors, the Bristol & Bath Railway Path runs through Mangotsfield, providing a popular route for walking and cycling towards both Bristol and Bath. Rodway Hill and Warmley Forest Park also provide nearby opportunities to enjoy some green space.

The area is also well placed for commuting, with regular bus connections serving the surrounding areas and convenient road links to Bristol and the wider South Gloucestershire area. Bristol Parkway railway station is also within easy reach, providing further transport connections.

Overall, this apartment offers a comfortable and practical home in a well-connected location, making it an appealing option for first-time buyers, those looking to downsize or investors alike.



Energy performance certificate (EPC)

105, Whistle Road
Mangotsfield
BRISTOL
BS16 9QX

Energy rating
C

Valid until: **30 August 2028**

Certificate number: **7198-4088-6268-9148-9994**

Property type

Mid-floor flat

Total floor area

73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

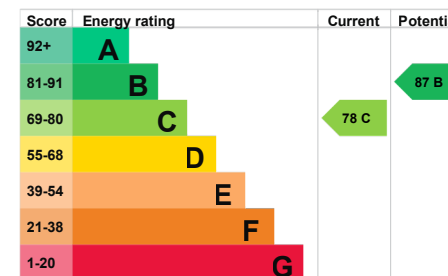
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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