

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Arnold Road

Mangotsfield, Bristol, BS16 9LB

Offers In Excess Of £180,000



Council Tax:



# 26 Arnold Road

Mangotsfield, Bristol, BS16 9LB

Offers In Excess Of £180,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this upper floor purpose built flat with super views over a park and which is located conveniently for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The amenities of both Mangotsfield and Emersons Green and pleasant countryside walks over Siston Common are also only a short distance away and provide excellent outdoor recreational space.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgery and dentists.

In our opinion this property would ideally suit a first time purchase or represents an ideal investment opportunity.

The accommodation comprises; entrance hall, an open plan kitchen/living room with integral oven & hob and uPVC double glazed French doors with a Juliet balcony, a bathroom and two double bedrooms.

Additional benefits include; an allocated off street parking space, a security entry system, uPVC double glazed windows and electric heating.

We would recommend an internal inspection.

## ENTRANCE

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

## ENTRANCE HALL

Loft access, security entry phone, electric wall heater, storage cupboard with shelving, airing cupboard housing an immersion heater and shelving, doors leading into all rooms.

## KITCHEN/LIVING AREA

15'1" x 14'4" (4.60m x 4.37m)

uPVC double glazed window to rear, uPVC double glazed French doors with Juliet balcony to rear, stainless steel one and a half bowl sink drainer with chrome mixer tap, range of fitted wall and base units incorporating a stainless steel integral electric oven with four ring induction hob and stainless steel cooker hood over, roll edged work surface with upstand, plumbing for washing machine, plumbing for dishwasher, space for a tall fridge freezer, TV aerial point.

## BEDROOM ONE

14'7" x 9'6" (4.45m x 2.90m)

uPVC double glazed window to front, telephone point, electric wall heater.

## BEDROOM TWO

12'4" (widest point) x 9'0" (3.76m (widest point) x 2.74m)

uPVC double glazed window to front, built in double fronted wardrobe with shelving and hanging rail, telephone point, electric wall heater.

## BATHROOM

6'9" x 6'3" (2.06m x 1.91m)

White suite comprising; W.C. wash hand basin, panelled twin gripped bath with chrome mixer tap and shower attachment, shaver point, mostly tiled walls, heated towel rail.

## OUTSIDE

## OFF STREET PARKING

One allocated off street parking space (number 56).

## COMMUNAL AREAS

Communal bin and bicycle store and established gardens.

## ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



## Road Map



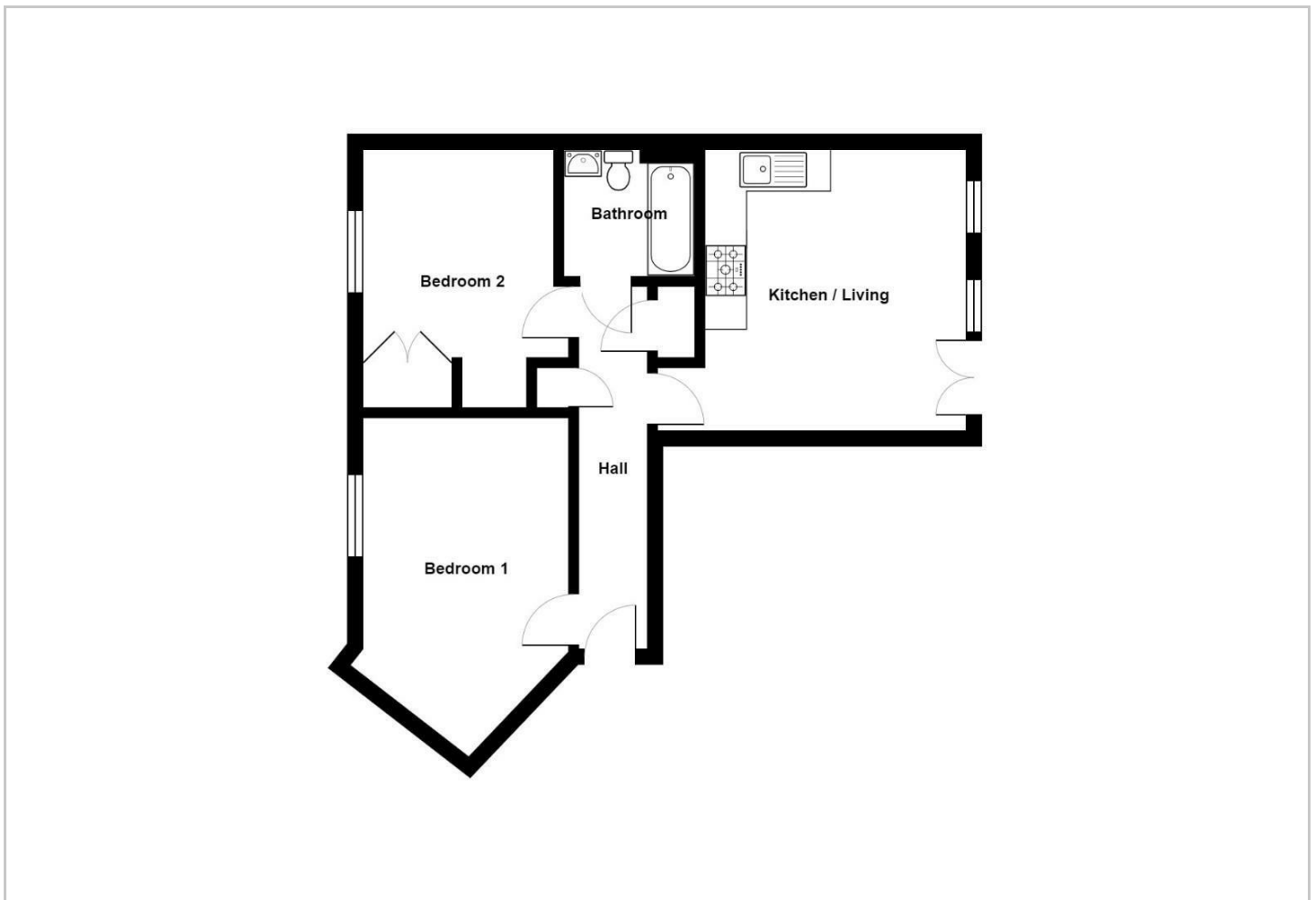
## Hybrid Map



## Terrain Map



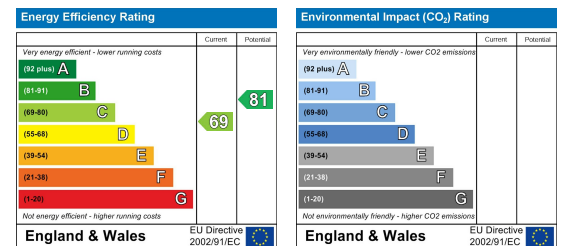
## Floor Plan



## 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.