

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brook Road

Mangotsfield, Bristol, BS16 9DX

£325,000



Council Tax: B



# 3 Brook Road

Mangotsfield, Bristol, BS16 9DX

£325,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale a very well presented terrace house which is located conveniently for the amenities of both Mangotsfield and Downend whilst offering excellent transport links with good access onto the Avon ring road and Bristol-Bath Cycle Pathway.

The amenities of Downend include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices, with several popular schools within walking distance.

The accommodation comprises to the ground floor; entrance hall, 15ft lounge and a kitchen/diner with modern fitted units with a built in oven & hob and French doors leading out to garden. To the first floor can be found two double sized bedrooms, a generous sized single bedroom and a modern family bathroom with over bath shower. The property further benefits from having gas central heating and triple glazing.

Externally there is a low maintenance rear garden with split level patios, driveway to front providing off street parking for two cars and a single garage to rear.

An internal viewing appointment is recommended.

## ENTRANCE PORCH

Access via an opaque UPVC double glazed double doors, quarry tiled floor, opaque hardwood glazed door leading to hallway.

## HALLWAY

Radiator, wood effect laminate flooring, under stair storage cupboard housing electric meter and fuse box, stairs rising to first floor, doors leading to lounge and dining room.

## LOUNGE

11'4" x 15'7" (3.45m x 4.75m)

UPVC triple glazed window to front, TV point, radiator.

## KITCHEN/DINER

17'7" x 8'5" (5.36m x 2.57m)

UPVC triple glazed window to rear, LED downlighters, vertical radiator, modern fitted wall and base units, Quartz effect laminate work top with matching upstands, single stainless steel sink bowl unit with mixer tap, built in stainless steel electric double oven, combi/microwave oven and induction, integrated dishwasher, space for American style fridge freezer, built in wine rack, cupboard housing Vaillant combination boiler, UPVC double glazed French doors leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Loft hatch with pull down ladder (loft partly boarded), doors leading to bedrooms and bathroom.

## BEDROOM ONE

10'3" x 13'11" (3.12m x 4.24m)

UPVC triple glazed window to front, radiator.

## BEDROOM TWO

10'3" x 10'5" (3.12m x 3.18m)

UPVC triple glazed window to rear, radiator.

## BEDROOM THREE

7'1" x 9'2" (2.16m x 2.79m)

UPVC triple glazed window to front, radiator, wood effect laminate flooring.



## BATHROOM

Opaque UPVC triple glazed window to rear, white suite comprising: panelled shower bath with glass shower screen, over bath mains controlled shower, pedestal wash hand basin, close coupled W.C, part tiled walls, chrome heated towel radiator.

## OUTSIDE:

### REAR GARDEN

A low maintenance garden consisting of split level patios which provide ample seating space, water tap, security light to back of garage, rear gated access, enclosed by boundary fencing.

### FRONT OF PROPERTY

Tarmac Driveway providing off street parking for two cars, border laid to slate chippings, gas meter, enclosed by picket fencing.

### GARAGE

Located to rear of property, single detached garage, up and over door, power and light.



Road Map



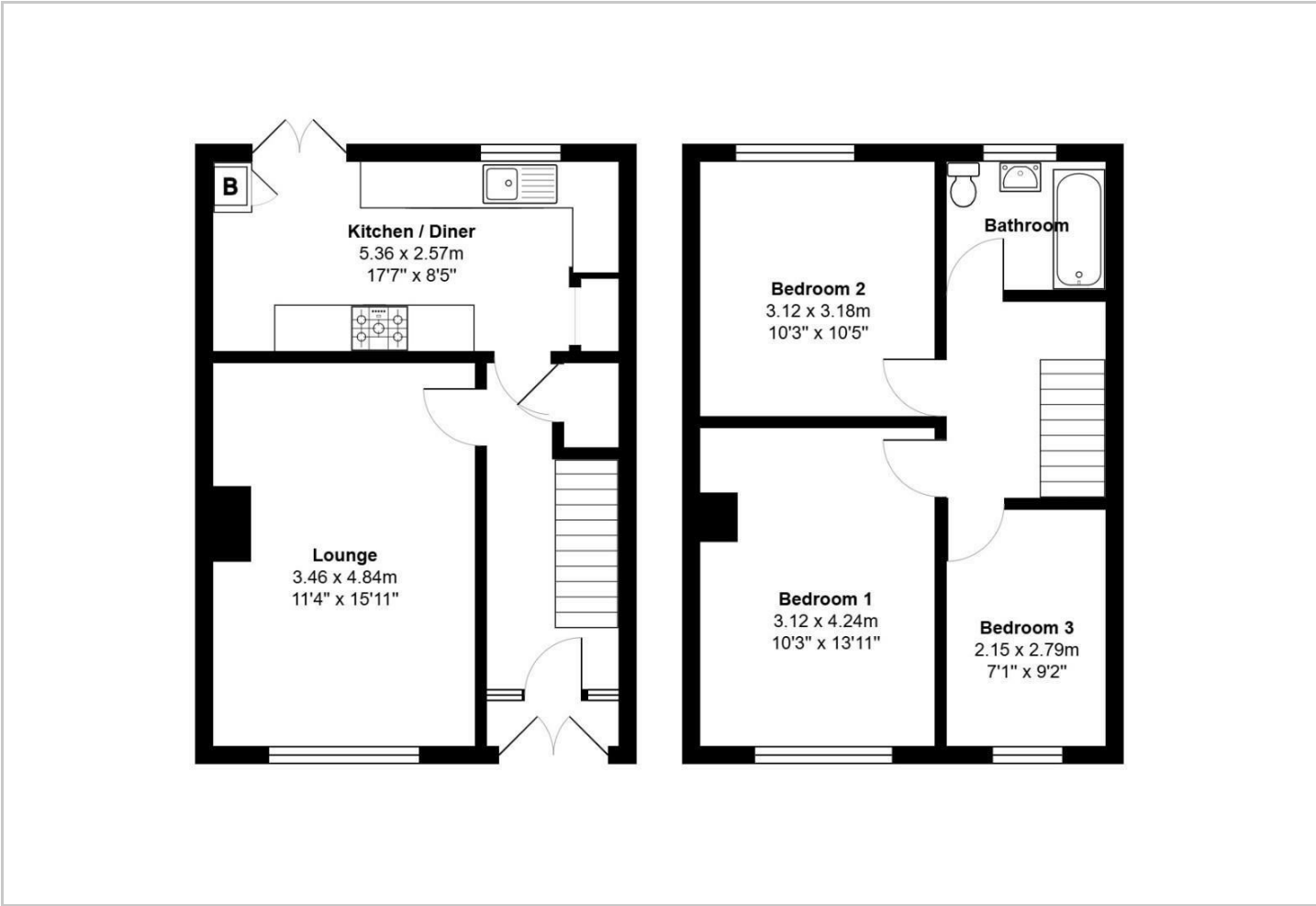
Hybrid Map



Terrain Map



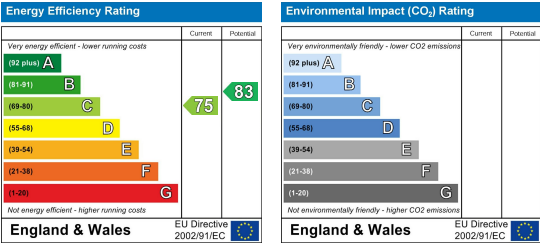
Floor Plan



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.