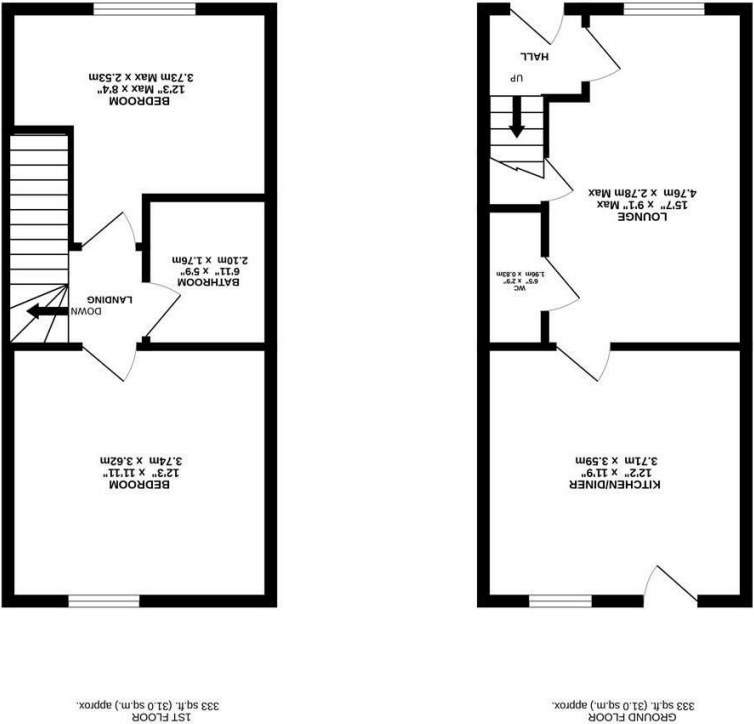


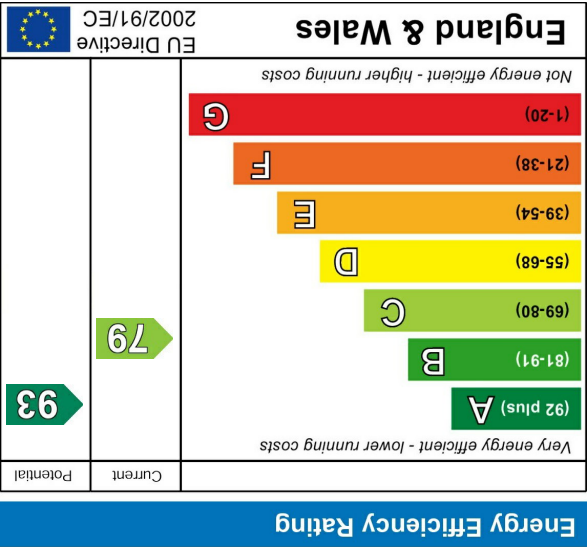
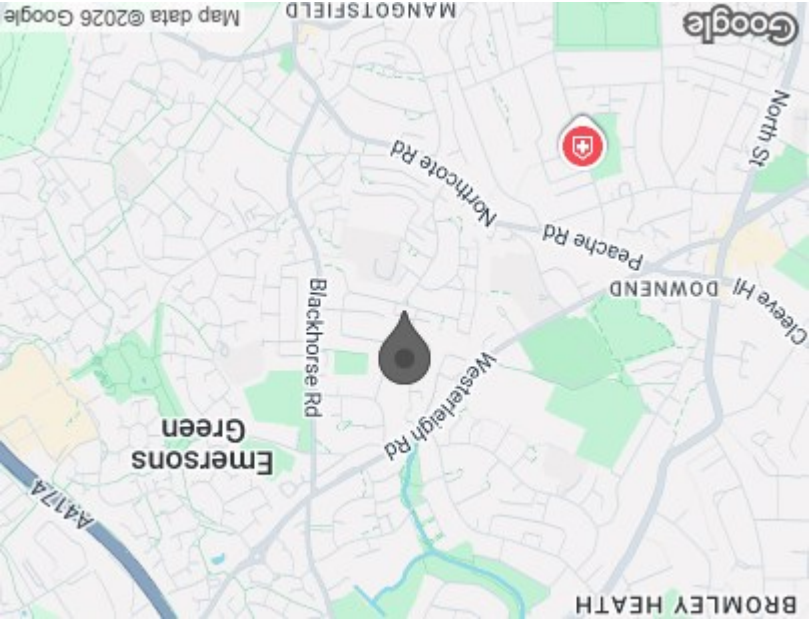


FLOOR PLAN



Measure every building that wants to ensure the accuracy of the figures contained here. Measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any error. Dimensions or measurements. This plan is to be used as a guide only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency. Call us please.

AREA MAP



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 firm employment has the authority to make or give any representation or warranty in respect of the property.



STOCKWELL DRIVE
MANGOTSFIELD, BRISTOL, BS16 9DW

£280,000



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Ground Floor

Hall

Lounge

15'7 x 9'1 max

WC

6'5 x 2'9

Kitchen

12'2 x 11'9

First Floor

Landing

Bedroom

12'3 x 11'11

Bedroom

12'3 max x 8'4

Bathroom

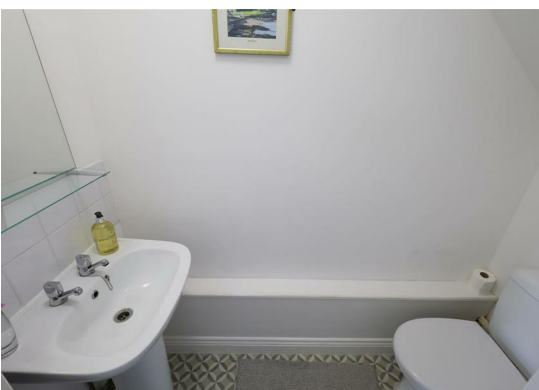
6'11 x 5'9

External

Garden

Garden Room

11'9" x 7'2"



Beautifully presented throughout, this wonderful two-bedroom mid-terrace home offers bright, well-proportioned accommodation perfectly suited to first-time buyers, downsizers, or investors alike. Stepping inside, an entrance hall leads to a lounge, flooded with natural light and benefiting from a useful understairs storage cupboard. A convenient ground floor cloakroom adds practicality, while to the rear of the property the attractive kitchen/dining room forms the heart of the home. Fitted with a range of wall and base units finished with wood-effect doors, the kitchen is equipped with an integrated induction hob, oven and externally vented extractor hood, alongside space for a fridge freezer and washing machine. There is ample room for dining table a fully glazed door opens directly onto the rear garden.

The first floor is accessed via a central landing and comprises two generous double bedrooms together with a well-appointed family bathroom. The bathroom is fitted with a classic white three-piece suite, complemented by a shower over the bath and a heated towel rail.

Outside, the property has a front garden enclosed by railings and laid to Cotswold chippings, creating a low-maintenance approach to the entrance. The enclosed rear garden has been thoughtfully landscaped to provide a variety of spaces for relaxation, including a patio area, a well-maintained level lawn and raised planters for keen gardeners. To the far end of the garden, a decked terrace provides the perfect spot for outdoor dining or unwinding in the warmer months. A substantial workshop benefits from a roof constructed of solar panels and a door within gives rear access gate onto a lane behind the property, adding further convenience.

Combining modern comforts with well-balanced living space and a delightful garden, this wonderful home is ready to be enjoyed from day one.

