

Approximate Area = 662 sq ft / 61.5 sq m  
 For identification only - Not to scale

**Blackhorse Road, Mangotsfield, Bristol, BS16**

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drain down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit**

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**Get in touch to arrange a viewing!**

**Like what you see?**



**27b Blackhorse Road, Mangotsfield, Bristol, BS16 9BE**

**£325,000**



Council Tax Band: B | Property Tenure: Freehold

**NO CHAIN!** Set back from the road in this small gated development on Blackhorse Road, Mangotsfield, Bristol, you will find this modern semi-detached home offering a delightful blend of comfort and convenience. With two spacious double bedrooms, bathroom and cloakroom, this property is perfect for small families or professionals seeking a stylish living space. Upon entering, you are greeted by an inviting open plan lounge/diner/kitchen area, which creates a warm and sociable atmosphere, ideal for entertaining guests or enjoying family time. Parking is a breeze with space for two vehicles, making it convenient for residents and visitors alike. Step outside to discover a lovely rear garden, complete with an outbuilding that can serve various purposes, whether as a workshop, storage, or a creative space. Bedroom two offers a pleasant view of the nearby park, enhancing the outdoor experience and providing a serene escape from the hustle and bustle of daily life. This home is ideally situated close to local amenities, park and the ring road, ensuring that everything you need is within easy reach. This property is a wonderful opportunity not to be missed.



**Hall**

Door to front, entry phone system, fuse board, drain pump, radiator, wood effect flooring.

**Cloakroom**

Wash hand basin, W.C, radiator, spotlights, extractor fan, wood effect flooring.

**Kitchen/Lounge/Diner**

kitchen 10'2 x 8'11, lounge/diner 15'4 x 12'9 (kitchen 3.10m x 2.72m, lounge/diner 4.67m x 3.89m )

Double glazed window to front, double glazed French door to rear with double glazed windows either side of the doors, two radiators, stairs to first floor landing, breakfast bar, wall and base units, wood worktops, splashbacks, one and a half bowl sink/drainer, integrated fridge/freezer, cooker hood, gas hob and electric oven, integrated washing machine, integrated dishwasher, spotlights to kitchen side, wall cupboard housing gas combi boiler, wood effect flooring, under stairs storage area.

**First Floor Landing**

Loft access (drop down ladder, part boarded, light).

**Bedroom Two**

12'8 max x 8'9 (3.86m max x 2.67m) Double glazed window to rear, radiator,

fitted wardrobes with sliding doors, shelves.

**Bedroom One**

12'8 max x 10'2 max (3.86m max x 3.10m max)

Double glazed window to front, radiator.

**Bathroom**

6'4 x 6' (1.93m x 1.83m) Double glazed window to side, W.C, wash hand basin, enclosed bath with shower over, shower screen, heated towel rail, extractor fan, spotlights, tiled flooring, tiled walls.

**Front/Parking**

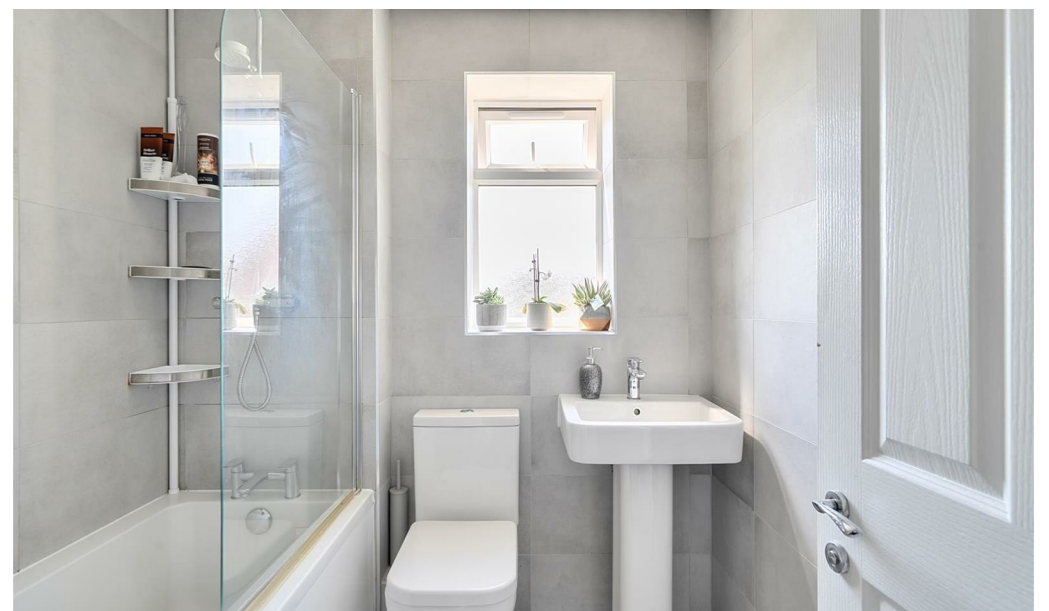
Secure gated access to the property with two allocated parking spaces next to the house, canopy over front door, pathway to side access gate to garden.

**Rear Garden**

Patio area, rear gate to park, lawn area, side gate to front, outbuilding (with power and light), outside tap, boarder of plants.

**Agent Note**

The seller has advised there is a site charge of £8 per month to cover the electric bill for the shared access gates to the development.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

