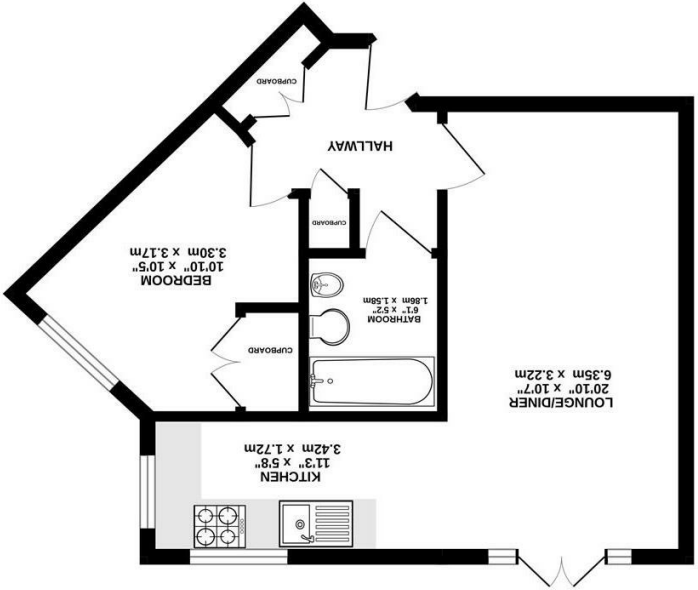




FLOOR PLAN

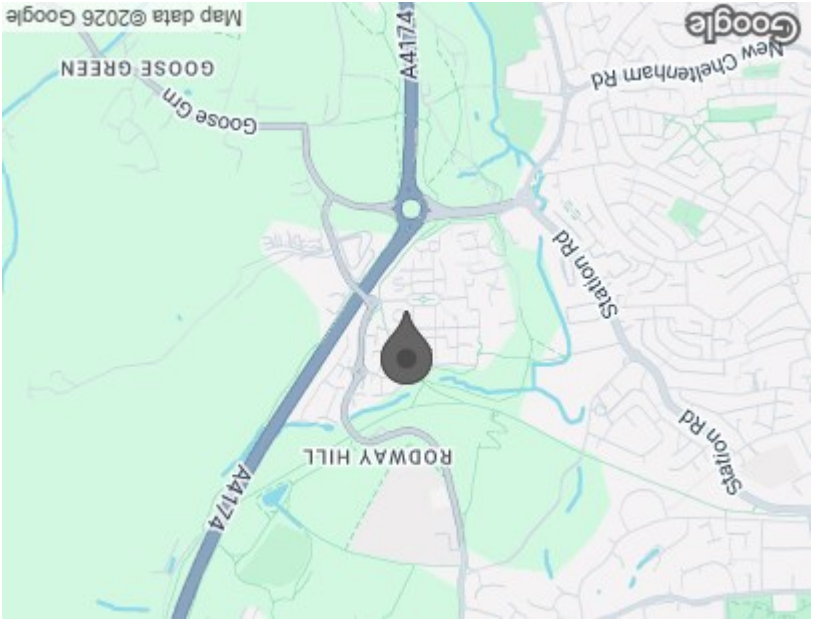


Where every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or misstatement. This plan is intended for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or efficiency or energy use.

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



AREA MAP



ARNOLD ROAD

MANGOTSFIELD, BRISTOL, BS16 9LB

ASKING PRICE £165,000



1



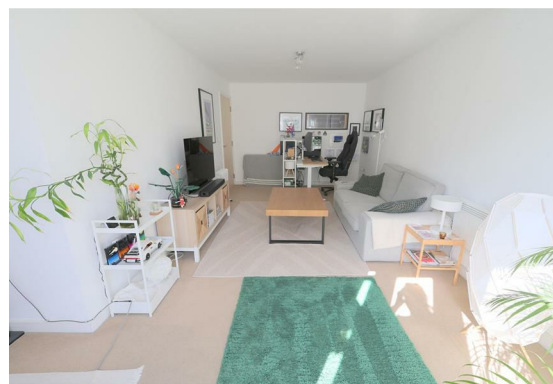
1



1



D



GROUND FLOOR

Entrance Hall

Lounge

20'9" x 10'6"

Kitchen

11'2" x 5'7"

Bedroom

10'9" x 10'4"

Bathroom

OUTSIDE

Courtyard Garden

Allocated Parking x 1



Welcome to this charming ground floor flat located on Arnold Road in the desirable area of Mangotsfield, Bristol. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

From the entrance hall, you are greeted by an inviting open plan lounge diner, which provides a spacious and airy atmosphere with French doors looking out to a private garden. The layout allows for a seamless flow between the living area and the kitchen that has been thoughtfully designed to maximise all usable space. Boasting a range of wall and base units, finished with sleek handleless doors and rolled edge work tops the kitchen offers ample storage; additionally a built in oven, hob and extractor hood is included, plus under counter space for a washing machine and fridge.

The flat features one well-proportioned bedroom, complete with a fitted wardrobe, ensuring ample storage space for your belongings.

The bathroom provides all the necessary amenities for your daily routine.

One of the standout features of this property is the access to a private garden, offering a tranquil outdoor space where you can unwind and enjoy the fresh air. Additionally, the flat comes with the added benefit of a designated parking space, a valuable asset in this bustling area.

Situated in Mangotsfield, this flat is conveniently located to the A4174 ring road that gives access to the retail parks of Longwell Green and Emersons Green. Local shops can also be found in Mangotsfield Village and Kings Chase Shopping Centre, Kingswood.

In summary, this ground floor flat on Arnold Road presents a wonderful opportunity for those looking for a comfortable and well-located home. With its open plan living space, private garden, and parking, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

