

HUNTERS[®]

HERE TO GET *you* THERE



Kingston Drive

Mangotsfield, Bristol, BS16 9BQ

£350,000



Council Tax: C



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DESCRIPTION

Hunters are pleased to offer for sale with no onward chain this 3 bedroom semi-detached property located within this popular road in Mangotsfield. The property does require refurbishment, however offers a huge amount of potential to create a fantastic family home.

The spacious accommodation comprises to the ground floor: hallway, lounge with bay window, separate dining room, kitchen and WC. To the first floor can be found two double bedrooms and a generous size single bedroom and bathroom.

Externally the property has mature gardens to front, rear and side, garage and driveway.

The location of Mangotsfield offers good access to local shopping area of Downend and Emersons Green and offering excellent transport links to onto the Ring Road and motorway networks. The property is conveniently positioned a short walk to local popular primary and secondary schools.

ENTRANCE PORCH

Access via a UPVC double glazed door, UPVC double glazed window to front, hardwood door to hallway.

HALLWAY

Electric heater, under stair storage cupboard housing electric meter, stairs rising to first floor, doors leading to Lounge, dining room and kitchen.

LOUNGE

14'8" (into bay) x 14'9" (4.47m (into bay) x 4.50m)
UPVC double glazed bay window to front, 2 electric heaters, tiled feature fireplace.

DINING ROOM

12'8" x 11'11" (3.86m x 3.63m)
UPVC double glazed window to rear, electric heater, UPVC double glazed French doors out to rear garden.

KITCHEN

17'8" (max) x 7'9" (max) (5.38m (max) x 2.36m (max))
UPVC double glazed windows to both side, electric heater, wall and base units, sink bowl unit with mixer tap, tiled splash backs, hardwood door out to rear garden, door to W.C.

W.C

Opaque UPVC double glazed window to side, electric heater, close coupled WC.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, electric heater, doors leading through to

BEDROOM ONE

15'4" (into bay) x 12'6" (4.67m (into bay) x 3.81m)
UPVC double glazed bay window to front, electric heater.

BEDROOM TWO

12'6" x 11'11" (3.81m x 3.63m)
UPVC double glazed window to rear, electric heater.

BEDROOM THREE

8'8" x 8'4" (2.64m x 2.54m)
UPVC double glazed window to front, electric heater.

BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: twin gripped panelled bath with Mira electric shower over, close coupled WC, wash hand basin, downlighters, part tiled walls, extractor fan, airing cupboard housing hot water tank.

REAR/SIDE GARDENS

Large mature corner plot garden, established lawn with plants/shrubs and trees, side door providing access to front of property, boundary wall and fence.

FRONT GARDEN

Variety of trees and shrubs, enclosed by boundary wall.

DRIVEWAY

To front, providing off street parking for 1/2 cars.

GARAGE

Attached single garage, up and over door access, power and light.



Road Map



Hybrid Map



Terrain Map



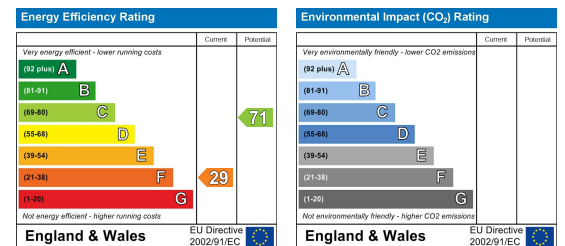
Floor Plan



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.