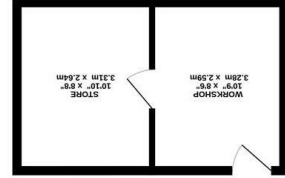
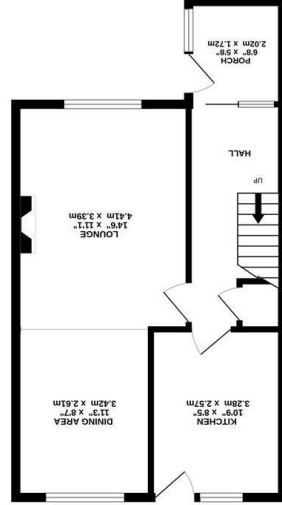




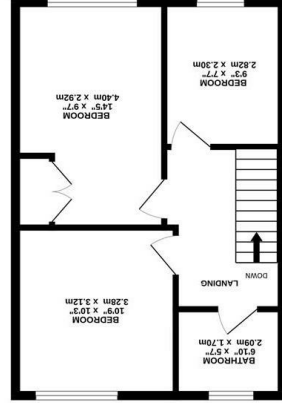
FLOOR PLAN



CELLAR FLOOR
184 sq.ft. (17.1 sq.m.) approx.



GROUND FLOOR
457 sq.ft. (43.4 sq.m.) approx.

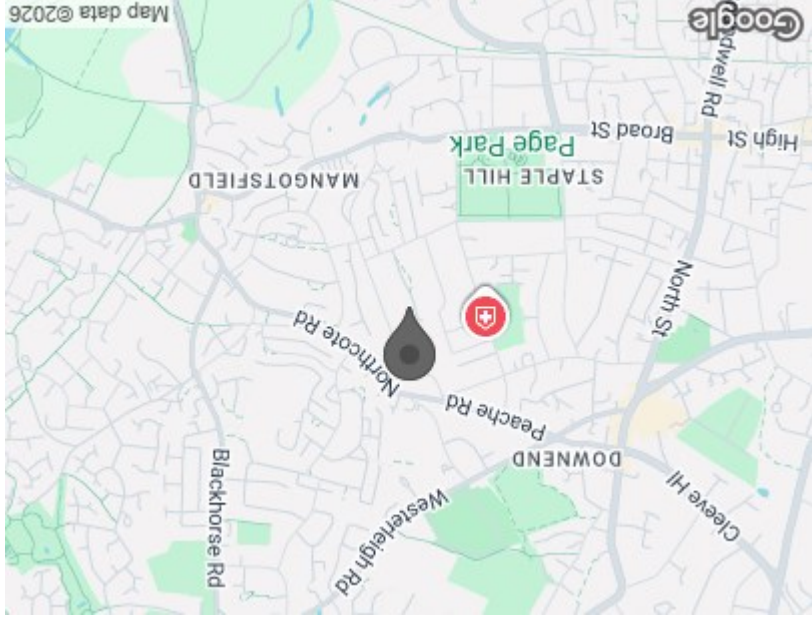


1ST FLOOR
421 sq.ft. (40.0 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.

AREA MAP



Energy Efficiency Rating	
Potential	86
Current	71
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	

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.



THE CROFT
MANGOTSFIELD, BRISTOL, BS16 5PU
£320,000





Ground Floor

Hallway

Living Room
14'5" x 11'1"

Dining Room
11'2" x 8'6"

Kitchen
10'9" x 8'5"

First Floor

Landing

Bedroom One
14'5" x 9'6"

Bedroom Two
10'9" x 10'2"

Bedroom Three
9'3" x 7'6"

Bathroom
6'10" x 5'6"

External

Front Garden

Rear Garden

Cellar
21'7" x 17'1"

Garage in Block

M Coleman Estate Agents are delighted to bring to the market this lovely three bedroom mid-terrace home, ideally positioned within a quiet cul-de-sac in a popular and convenient location. The property is well suited to first-time buyers, young families and downsizers alike, the property is brought to the market with NO ONWARD CHAIN.

The accommodation begins with a porch leading into a welcoming entrance hall, providing access to the dual-aspect lounge/dining room and the kitchen. The kitchen is fitted with a range of wall and base units with space for a gas oven, plumbing for a washing machine, and additional space for a fridge/freezer. A door from the kitchen opens to the rear garden and provides access to the cellar.

The lounge/dining room is generously proportioned, offering a comfortable and versatile space ideal for both relaxation and entertaining. Dual-aspect double-glazed windows flood the room with natural light while additional features include radiators and a coal-effect gas fire with a wooden surround and tiled hearth. To the first floor are three bedrooms, two of which are double rooms. The principal bedroom benefits from a built-in storage cupboard housing the combination boiler.

The modern, fully panelled bathroom comprises a white suite with a mains shower over the bath, WC and vanity wash hand basin.

Externally, the rear garden is fully enclosed. A paved patio area provides an ideal space for outdoor dining, leading to a lawn with greenhouse. There is also a door beneath the property offering access to a well-proportioned cellar. The front garden is terraced with shrubs, flowers, and fencing. The property also benefits from a garage situated in a block.

The property is ideally located close to popular schools and a wide range of local amenities, including shops, cafés, and restaurants at Staple Hill and Downend. Excellent transport links are also nearby.

