

HUNTERS[®]

HERE TO GET *you* THERE



Springfield Road

Mangotsfield, BS16 9BG

£395,000



Council Tax: C



15 Springfield Road

Mangotsfield, BS16 9BG

£395,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented semi-detached property which is conveniently located for access onto the Avon ring road, for excellent transport links into the city centre and within easy reach for the amenities of both Downend and Emersons Green.

The amenities include a variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

The spacious accommodation comprises to the ground floor; entrance hall, a bay fronted lounge with uPVC double glazed sliding patio doors leading into the rear garden, a kitchen/diner, utility room and shower room. The kitchen/diner is fitted with a range of white high gloss wall and base units which incorporates an integral electric oven with four ring induction hob and wine cooler. To the first floor there is a shower room and three double sized bedrooms.

Externally to the front of the property is a large area which provides off street parking spaces and to the rear is a generous sized garden which is laid mainly to paved patio and lawn.

Additional benefits include; gas central heating and uPVC double glazed windows.

We would highly recommend an early internal viewing appointment to fully appreciate all that this super property has to offer.

ENTRANCE

Via an opaque and leaded composite door, leading into an entrance hall.

ENTRANCE HALL

uPVC double glazed window to front, high level cupboard housing consumer unit and electric meter, under stairs storage cupboard, radiator, laminate floor, stairs leading to first floor accommodation and doors leading into lounge and kitchen/diner.

LOUNGE

20'2" into bay x 11'1" (6.15m into bay x 3.38m)
uPVC double glazed bay window to front, feature fireplace, TV aerial point, radiator, laminate floor, uPVC double glazed sliding patio doors leading into rear garden.

KITCHEN/DINER

13'2" x 11'0" (4.01m x 3.35m)
uPVC double glazed window to side, ceiling with recessed LED spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted white high gloss wall and base units incorporating an integral stainless steel electric oven with four ring induction hob with stainless steel cooker hood over and wine cooler, roll edged worksurface, space for an American style fridge freezer, plumbing for dishwasher, radiator, door leading into outer lobby.

OUTER LOBBY

13'9" x 3'9" (4.19m x 1.14m)
uPVC double glazed window to side, fitted white high gloss wall unit, roll edged worksurface, radiator, tiled floor, opaque uPVC double glazed door leading into rear garden and door leading into utility room.

UTILITY ROOM

9'0" x 6'3" (2.74m x 1.91m)
Plumbing for washing machine, space for tumble dryer, radiator, spindled staircase leading to first floor accommodation, door leading into shower room.

SHOWER ROOM

6'1" x 3'8" (1.85m x 1.12m)
Opaque uPVC double glazed window to rear, ceiling with recessed spotlight, white suite comprising; W.C. wash hand basin with chrome mixer tap and white high gloss cupboard below, shower cubicle with a Mira shower system, tiled walls.

Tel: 0117 956 1234

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to front, loft access, storage cupboard with shelving, doors leading into shower room and bedrooms one and two.

BEDROOM ONE

17'2" x 11'2" (5.23m x 3.40m)

Dual aspect uPVC double glazed windows, cupboard housing a Logic boiler supplying gas central heating and domestic hot water, TV aerial point, radiator.

BEDROOM TWO

11'1" x 8'0" (3.38m x 2.44m)

Opaque uPVC double glazed window to side, radiator.

SHOWER ROOM

7'7" x 4'9" (2.31m x 1.45m)

Opaque uPVC double glazed window to side, white suite comprising; W.C. wash hand basin with chrome mixer tap, shower cubicle with a chrome shower system with monsoon shower head and hand held attachment, heated towel rail, mostly tiled walls.

BEDROOM THREE

13'2" x 11'2" (4.01m x 3.40m)

Accessed via staircase from utility room, dual aspect

uPVC double glazed windows, loft access, over stairs recess with hanging rail, radiator, spindled balustrade.

OUTSIDE

FRONT

Driveway providing off street parking and an area laid to loose chippings, boundary wall and hedge, wooden gate providing side pedestrian access into rear garden.

REAR GARDEN

Large paved patio leading to an area which is mainly laid to lawn and loose chippings with established herbaceous borders displaying a variety of small trees and shrubs, storage shed, water tap, garden surrounded by wooden fencing.



Road Map



Hybrid Map



Terrain Map



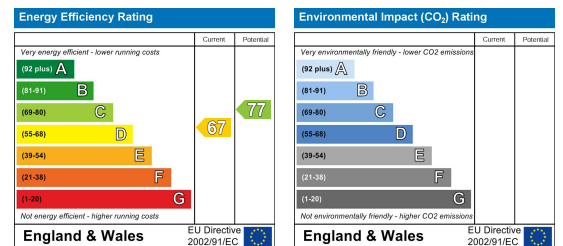
Floor Plan



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.