HUNTERS®

HERE TO GET *you* THERE



Elizabeth Way

Mangotsfield, BS16 9LX

£325,000

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Council Tax: D





84 Elizabeth Way

Mangotsfield, BS16 9LX

£325,000





DESCRIPTION

Situated on a popular small development in Mangotsfield and positioned within a pleasant cul-de-sac, is this well presented three bedroom semi-detached house with large garden, garage and off-street parking. The accommodation comprises, to the ground floor: hallway, cloakroom, a 19ft lounge/dining room with French doors out to garden, fitted shaker style kitchen with built in oven & hob and integrated fridge freezer and dishwasher. To the first floor can be found three bedrooms and bathroom. This house is conveniently located just a short commute to the Avon ring road with links to the motorway network, and all major commuting routes. The Bristol to Bath cycle path is close by, as are pleasant countryside walks. An internal viewing appointment is highly recommended.

ENTRANCE HALLWAY

Coved ceiling, radiator, under stair storage cupboard, alarm control panel, stairs rising to first floor, doors leading to cloakroom and lounge/diner.

CLOAKROOM

Opaque UPVC double glazed window to front, close coupled WC, wash hand basin, tiled splash backs, radiator, wood effect laminate flooring.

LOUNGE/DINER

19'6" x 11'4" (5.94m x 3.45m)
UPVC double glazed window to front, coved ceiling, radiator, wood effect laminate flooring, 2 radiators, TV point, door to kitchen, UOVC double glazed French doors leading out to rear garden.

KITCHEN

9'2" x 8'0" (2.79m x 2.44m)
UPVC Double glazed window to rear, shaker style wall and base units, laminate work tops incorporating a 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel double electric oven and gas hob, stainless steel extractor fan hood, integrated fridge freezer and dishwasher, LED downlighters, wall cupboard housing Worcester boiler.

FIRST FLOOR ACCOMMODATION:

LANDING

Built in airing cupboard housing hot water tank, loft hatch, doors leading through to bedrooms and bathroom.

BEDROOM ONE

10'10" (max) x 10'0" (3.30m (max) x 3.05m)
UPVC double glazed window to rear, radiator, built in double wardrobe.

BEDROOM TWO

10'10" x 9'3" (3.30m x 2.82m)
UPVC double glazed window to front, double built in wardrobe, radiator.

BEDROOM THREE

8'5" x (max) x 8'1" (2.57m x (max) x 2.46m)
UPVC double glazed window to rear, coved ceiling, radiator.

BATHROOM

Opaque UPVC double glazed window to front, twin gripped panelled bath with mains controlled shower over, close coupled WC, pedestal wash hand basin, , tiled walls and floor, radiator, extractor fan.

OUTSIDE:

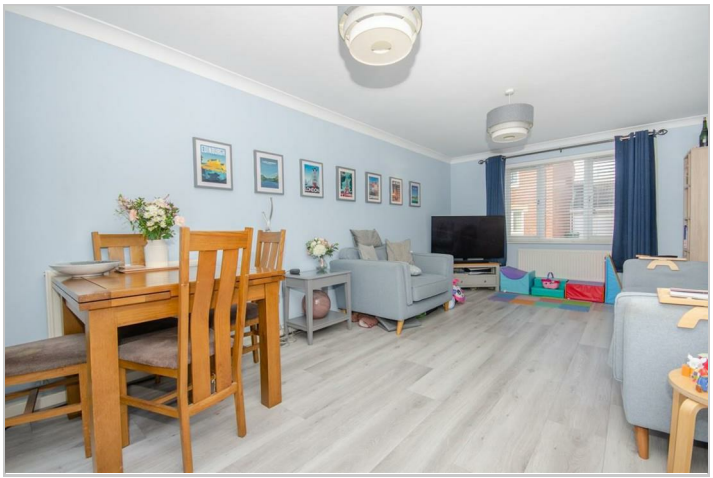
REAR GARDEN
Large garden laid mainly to lawn, seating areas laid to patio and decking, well stocked plant and shrub borders, water tap, courtesy door to garage, enclosed by boundary fencing.

FRONT GARDEN
Area laid to slate chippings, paved pathway to entrance.

GARAGE
Single garage with up and over door access, power and light, space and plumbing for washing machine.

DRIVEWAY
To front of garage, providing off street parking space.









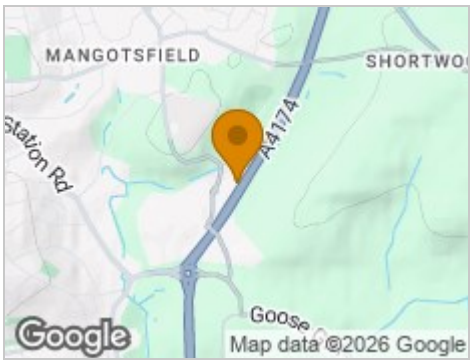
Road Map



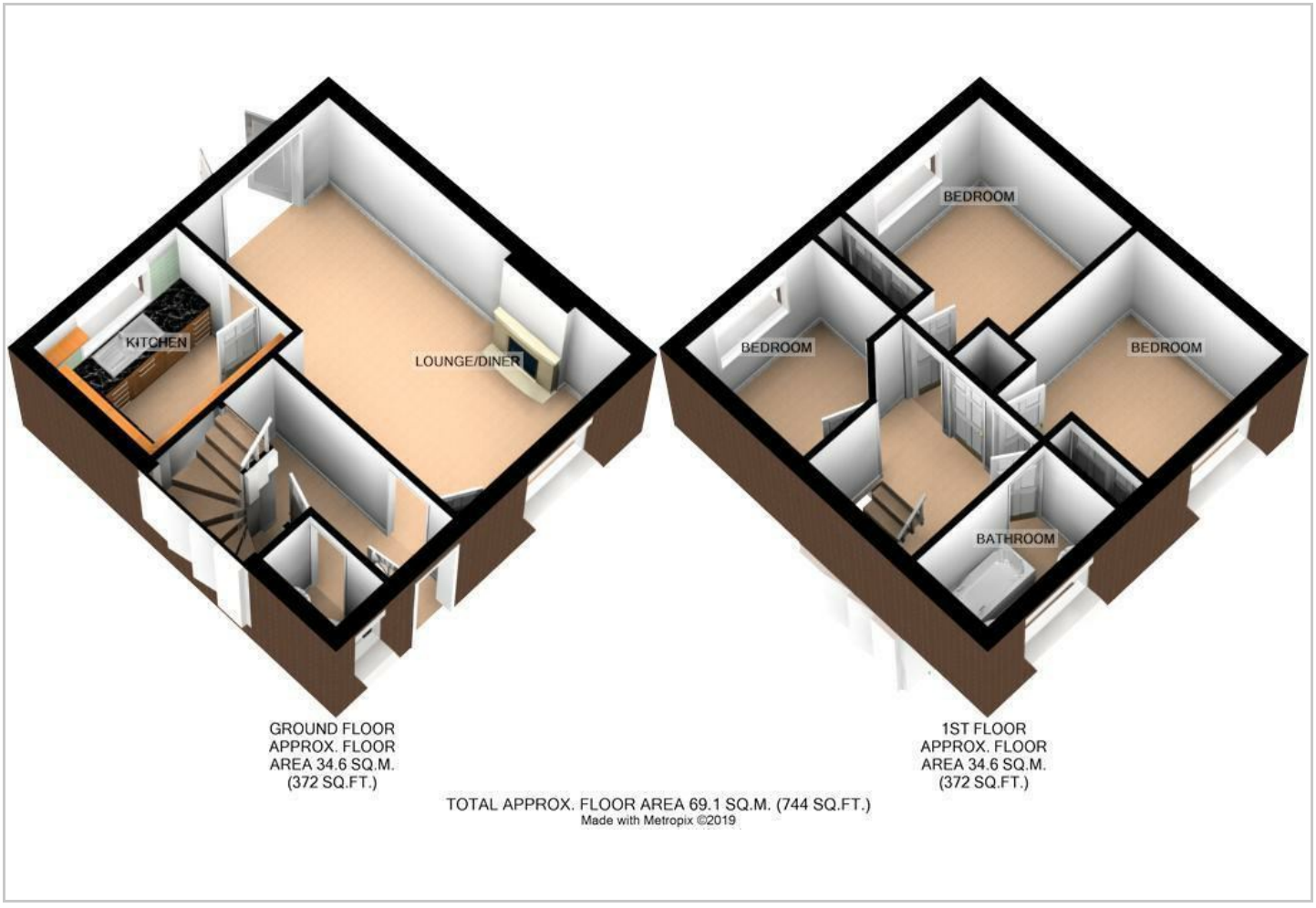
Hybrid Map



Terrain Map



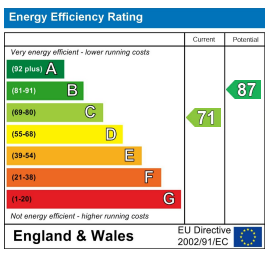
Floor Plan

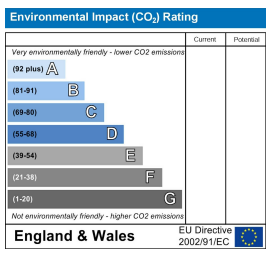


Viewing

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.
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