



- No Onward Chain
- Two Reception Rooms
- Bathroom
- Carport
- Requiring Updating
- Three Bedrooms
- Conservatory
- Mature Gardens
- Situated in quiet Backwater
- Deceptively Spacious

Energy Efficiency Rating		Current	Potential
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			
England & Wales		69	81
EU Directive 2002/91/EC			

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



**2 Oaklands Close, Mangotsfield, Bristol, BS16 9EL**  
**£330,000**



- Hallway 19'3 x 6'6
- Living Room 14'4 x 11'3
- Kitchen/Dining Room 9 x 18'3
- Conservatory 12'1 x 8'7
- Lean-to 8'5 x 3
- Porch 2'11 x 3
- Landing 8'11 x 6'6
- Bedroom One 12'1 x 10'3
- Bedroom Two 12'1 x 9'10
- Bedroom Three 9' x 7'7
- Bathroom 5'10 x 5
- WC 5'10 x 2'9
- Outside
- Front Garden
- Mature Rear Garden
- Carport
- Garage

Offered with no onward chain and situated in the this quiet backwater cul-de-sac of Oaklands Close, Mangotsfield, is this deceptively spacious three bedroom semi-detached house which offers an opportunity for those seeking a spacious family home.

The house does require updating, but is perfectly liveable and someone can move into the property and put their own stamp on the home.

The accommodation comprises hallway, living room, kitchen/dining room, conservatory, lean-to and side porch, on ground floor with three bedrooms, bathroom and a separate WC, to the first floor. The property has a modern Worcester boiler supplying the central heating and has double glazing. Outside there is a mature rear garden with a carport, garage and parking. Located close to the local amenities of Mangotsfield, you will find shops, schools, and parks just a short distance away, enhancing the appeal of this lovely home.

Energy Rating C. Council Tax Band C.

\*\*\*PLEASE INTERACT OUR MARKET LEADING VIRTUAL TOUR\*\*\*

