

HUNTERS[®]

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Richmond Grove

Mangotsfield, Bristol, BS16 9AN

£400,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this immaculately presented end of terrace town-house which is located conveniently for the amenities of Mangotsfield, Downend and Staple Hill and for access onto the Avon ring road, for major transport links and for the Bristol cycle path.

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

The property is also situated within easy walking distance of many popular schools

Constructed by Cotswold Homes in 2020, this well presented property provides spacious contemporary accommodation displayed over three levels.

To the ground floor there is a lounge, a kitchen/diner and a cloakroom. The kitchen is fitted with an extensive range of white high gloss wall and base units which incorporate many integral appliances which include a double electric oven, five ring gas hob, fridge freezer, dishwasher and washing machine. uPVC double glazed French doors lead into the rear garden.

To the first floor there are two double bedrooms. The master bedroom has the benefit of having an en suite and built in wardrobes.

To the second floor there are two further generous sized bedrooms and a family bathroom with an over bath shower.

Externally to the front of the property is a block paved area providing two allocated off street parking spaces. To the rear of the property is a well maintained low maintenance garden which is mainly laid to paved patio and artificial lawn.

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

An early internal viewing appointment is encouraged to avoid any disappointment.

ENTRANCE

Via a glazed panelled composite door, leading into lounge.

LOUNGE

14'6" x 10'8" (4.42m x 3.25m)

uPVC double glazed window to front, TV aerial point, radiator, Karndean floor, door leading into inner hall.

INNER HALL

Under stairs storage cupboard, Karndean floor, stairs leading to first floor accommodation and doors leading into cloakroom and kitchen/diner.

CLOAKROOM

White suite comprising; W.C and wash hand basin with chrome mixer tap, radiator, extractor fan, Karndean floor.

KITCHEN/DINER

14'5" x 14'4" (4.39m x 4.37m)

uPVC double glazed French doors leading into rear garden, stainless steel one and a half bowl sink drainer with chrome mixer tap, extensive range of white high gloss wall and base units with soft close doors and drawers incorporating an integral stainless electric double oven with five ring gas hob and stainless steel cooker hood over, fridge freezer, dishwasher and washing machine, roll edged worksurface with up stand, cupboard housing a boiler supplying gas central heating, TV aerial point, radiator, Karndean floor.

FIRST FLOOR ACCOMMODATION

LANDING

Opaque uPVC double glazed window to side, storage cupboard, radiator, doors leading into bedrooms one and two and stairs leading to second floor accommodation.

BEDROOM ONE

12'0" x 11'4" (3.66m x 3.45m)

uPVC double glazed French doors to rear with Juliet balcony, built in double fronted wardrobe with hanging rail and shelving, TV aerial point, radiator, door leading into en suite.

EN SUITE

White suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with a chrome shower system, tiled splash backs, chrome heated towel rail.

BEDROOM TWO

14'6" x 10'8" (4.42m x 3.25m)

(Currently displayed as a lounge), uPVC double glazed to front, TV aerial point, radiator.

SECOND FLOOR ACCOMMODATION

LANDING

Two double fronted storage cupboards, doors leading into bedrooms three and four and bathroom.

BEDROOM THREE

12'2" x 10'7" (3.71m x 3.23m)

uPVC double glazed window to front, two built in double fronted wardrobes with hanging rail and shelving, TV aerial point, radiator.

BEDROOM FOUR

11'4" x 7'7" (3.45m x 2.31m)

uPVC double glazed window to rear, TV aerial point, radiator.

BATHROOM

6'7" x 6'6" (2.01m x 1.98m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin with chrome mixer tap and light with shaver point over and a panelled bath with chrome mixer and a chrome over bath shower with side splash screen, tiled splash backs, chrome heated towel rail.

OUTSIDE

FRONT

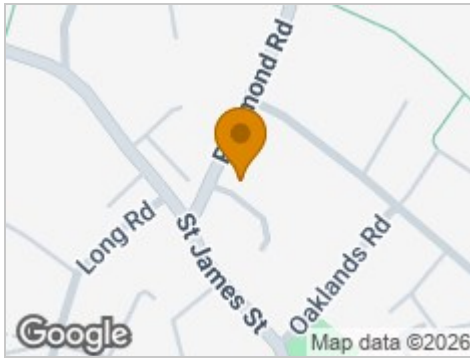
Block paved area providing two allocated off street parking spaces, storage area for recycling, wooden gate providing side pedestrian access to rear garden.

REAR GARDEN

Paved patio leading to an area which is laid to artificial lawn, timber framed garden shed and bin storage, outside lighting, water tap.



Road Map



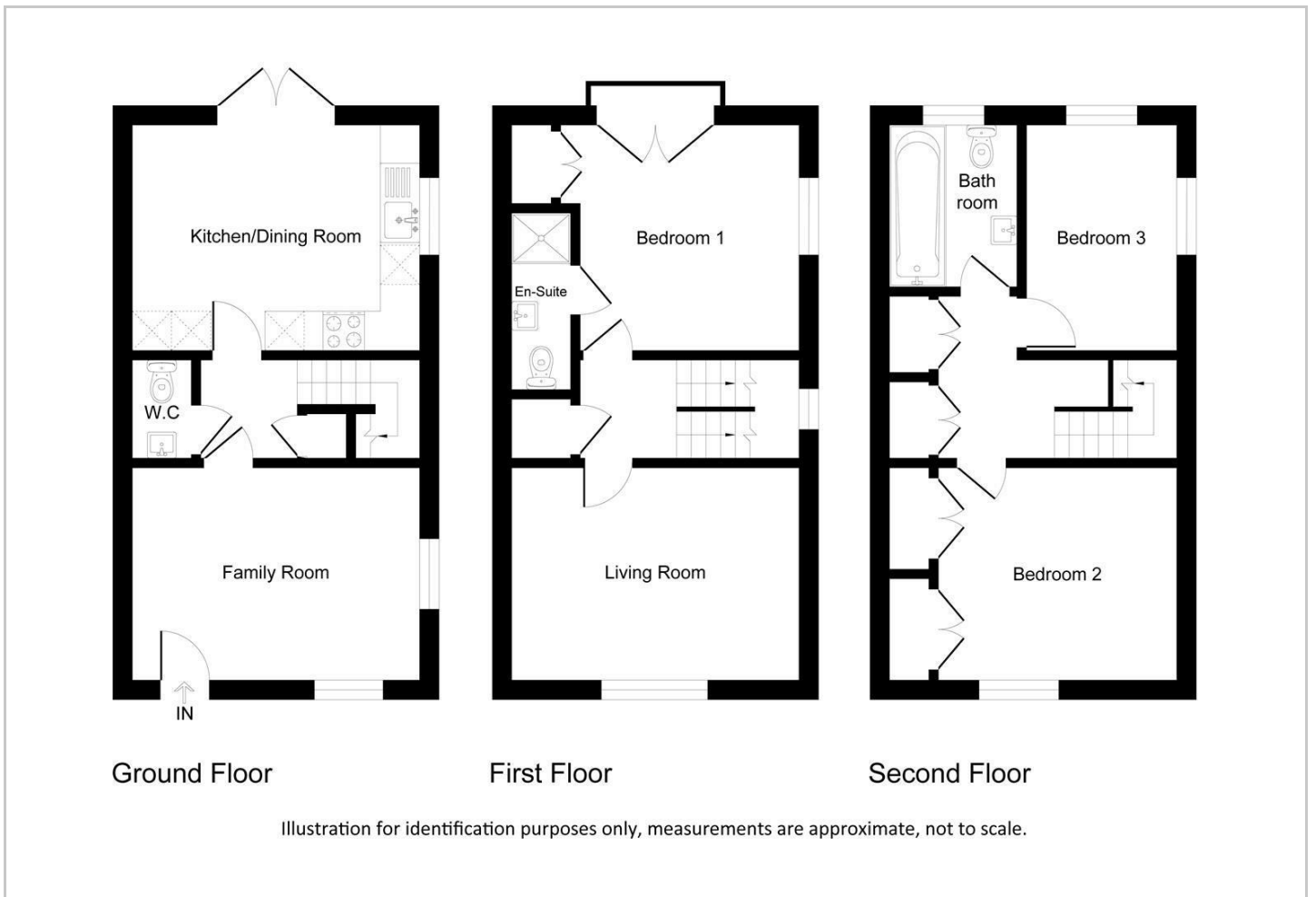
Hybrid Map



Terrain Map



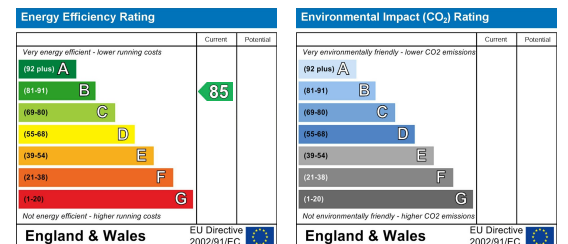
Floor Plan



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.