

HUNTERS®

HERE TO GET *you* THERE



Richmond Grove

Mangotsfield, Bristol, BS16 9AN

£390,000

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Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this immaculately presented terraced 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 with bespoke media wall, a kitchen/diner with French doors out to garden and a cloakroom. The kitchen is fitted with modern white high gloss wall and base units with integrated appliances which include a double electric oven, five ring gas hob, fridge freezer, dishwasher and washing machine.

To the first floor there are two double bedrooms one of which can be used a second living room. 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 to patio and lawn.

Additional benefits include gas central heating and uPVC double glazed windows and Juliet balconies to bedroom one and Two.

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

ENTRANCE

Access via a composite opaque double glazed door leading though to lounge.

LOUNGE

14'8" x 10'10" (4.47m x 3.30m)

UPVC double glazed window to front, bespoke media wall with a recessed area for a wall-mounted TV, complemented by integrated shelving and fitted cupboards, double wardrobe, wood effect flooring, door leading through to inner hall.

INNER HALLWAY

Wood effect flooring, under stair storage cupboard, stairs rising to first floor, doors leading to: cloakroom and kitchen/diner.

KITCHEN/DINER

14'8" x 11'6" (4.47m x 3.51m)

UPVC double glazed French doors with matching side windows leading out to garden, range of fitted white high gloss wall and base units, laminate work top, built in stainless steel electric double oven and 5 ring gas hob, extractor fan hood, integrated dishwasher, washing machine and fridge-freezer, under unit lighting, wood effect flooring, double radiator, wall cupboard housing boiler.

FIRST FLOOR LANDING

Built in cupboard with hanging rail and shelving, double radiator, stairs rising to second floor, doors

leading to master bedroom and bedroom two/living room.

MASTER BEDROOM

12'0" x 11'8" (3.66m x 3.56m)

UPVC double glazed French doors to Juliet balcony, radiator, TV point, fitted double wardrobe, feature wood panelled wall, door leading to en-suite.

EN-SUITE

Close coupled W.C, wall hung wash hand basin, shower enclosure with sliding glass door and housing a mains controlled shower system, part tiled walls, extractor fan, chrome heated towel radiator, shaver light.

BEDROOM TWO/LIVING ROOM

14'8" x 10'10" (4.47m x 3.30m)

UPVC double glazed French door out to Juliet balcony, radiator, TV point.

SECOND FLOOR LANDING

Two built in cupboards, 2 light tunnel windows, doors leading to bedrooms 3 and 4 and bathroom.

BEDROOM THREE

12'4" x 8'11" (3.76m x 2.72m)

UPVC double glazed to front, radiator, fitted double wardrobe, built in storage cupboard.

BEDROOM FOUR

9'7" x 7'9" (2.92m x 2.36m)

UPVC double glazed window to rear, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, close coupled W.C, wall hung wash hand basin, panelled bath with glass shower screen, mains shower system, part tiled walls, chrome heated towel radiator, shaver point.

OUTSIDE:

REAR GARDEN

Full width Porcelain patio leading to lawn, timber framed shed, water tap, rear gated access, enclose by boundary fencing.

PARKING

Allocated parking to rear of property for 2 cars (tandem).



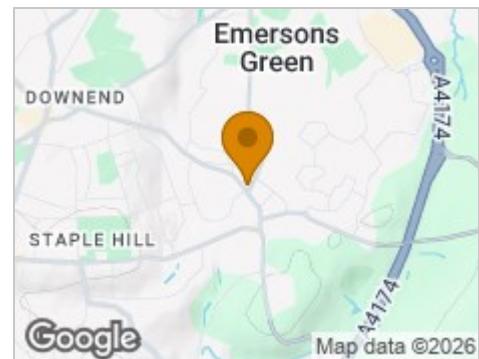
Road Map



Hybrid Map



Terrain Map



Floor Plan

7 Richmond grove

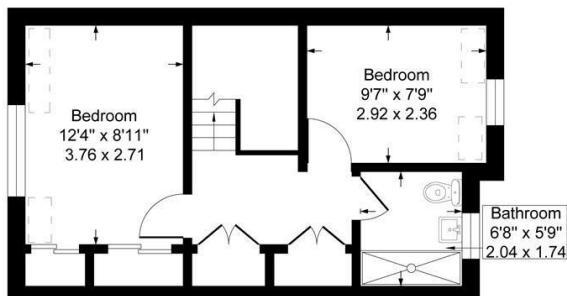
Approximate Gross Internal Floor Area = 107.6 sq m / 1158 sq ft
Reduced Headroom Area = 1.7 sq m / 18 sq ft



Ground Floor



First Floor



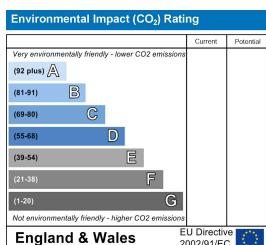
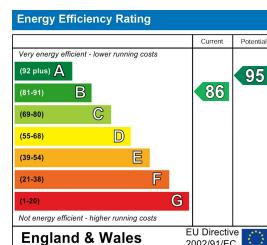
Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.