

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Blackhorse Road

Mangotsfield, Bristol, BS16 9AY

£450,000



Council Tax: D



# 61 Blackhorse Road

Mangotsfield, Bristol, BS16 9AY

£450,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to market this 3 bedroom detached bungalow, offering a fantastic corner plot position which is conveniently positioned for the local amenities of Mangotsfield, Downend and Emersons Green, whilst offering excellent transport links onto The Ring Road and motorway networks. The property offers on the level spacious well presented living accommodation which comprises: entrance hall, 17ft lounge/diner, kitchen/breakfast room, 2 double bedrooms and a single bedroom, Shower room and separate cloakroom.

Externally the bungalow has good sized gardens to front, rear and side with immaculately kept lawns and patios, garage and a 2 car driveway. An internal viewing comes highly recommended.

## ENTRANCE VESTBULE

Access via an opaque UPVC double doors, hardwood opaque glazed door to hallway.

## HALLWAY

Loft hatch with pull down ladder (partly boarded and housing hot water tank), radiator, wood effect laminate floor, alarm control panel, built in coats cupboard housing gas and electric meters, doors leading to all rooms.

## LOUNGE/DINER

17'8" x 12'4" (5.38m x 3.76m)

Two UPVC double glazed windows to front, coved ceiling, 2 TV points, 2 double radiators, door to kitchen.

## KITCHEN/BREAKFAST ROOM

12'11" x 10'1" (3.94m x 3.07m)

UPVC double glazed windows to rear and side, range of fitted wall and base units, laminate work tops with matching breakfast bar, single stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for under counter fridge and freezer, space for cooker (electric cooker point), extractor fan hood, wall mounted Worcester boiler.

## BEDROOM ONE

13'6" (max) x 12'11" (4.11m (max) x 3.94m)

UPVC double glazed window to front, double radiator, fitted double wardrobe.

## BEDROOM TWO

13'0" x 10'1" (3.96m x 3.07m)

UPVC double glazed window to rear, double radiator.

## BEDROOM THREE

9'6" x 7'2" (2.90m x 2.18m)

UPVC double glazed window to rear, radiator.

## SHOWER ROOM

Opaque UPVC double glazed window to rear, vanity unit with wash hand basin inset, shower enclosure housing an electric shower system, tiled walls and floor, radiator, shaver point.

## CLOAKROOM

Opaque UPVC double glazed window to rear, vanity unit with wash hand basin inset, close coupled W.C, part tiled walls.

## OUTSIDE:

## REAR GARDEN

Stone patio and paved pathway to both sides, additional patio to back of garden with pergola, timber framed shed, courtesy door to garage, adjoining shed to back of garage, good sized lawn with well stocked plant and shrub borders, water tap, 3 outside lights, gated access to both sides, enclosed by boundary wall.

## SIDE GARDEN

Large side garden laid to lawn, with plants/shrub borders, side gated access, enclosed by boundary wall.

## FRONT GARDEN

Large frontage, paved pathway to entrance with well tended lawns either side, plant/shrub borders, enclosed by boundary wall.

## DRIVEWAY

Off street parking for 2 cars to side of property, leading up to garage.

## GARAGE

Single detached, up and over door, power and light, alarmed.

## ANTI-MONEY LAUNDERING

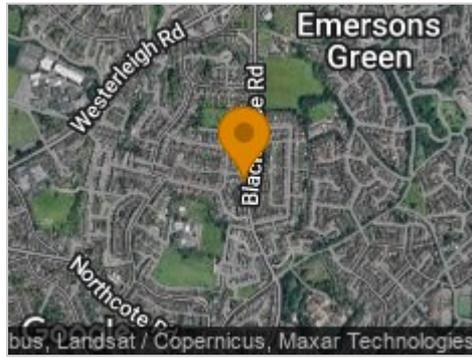
Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



### Road Map



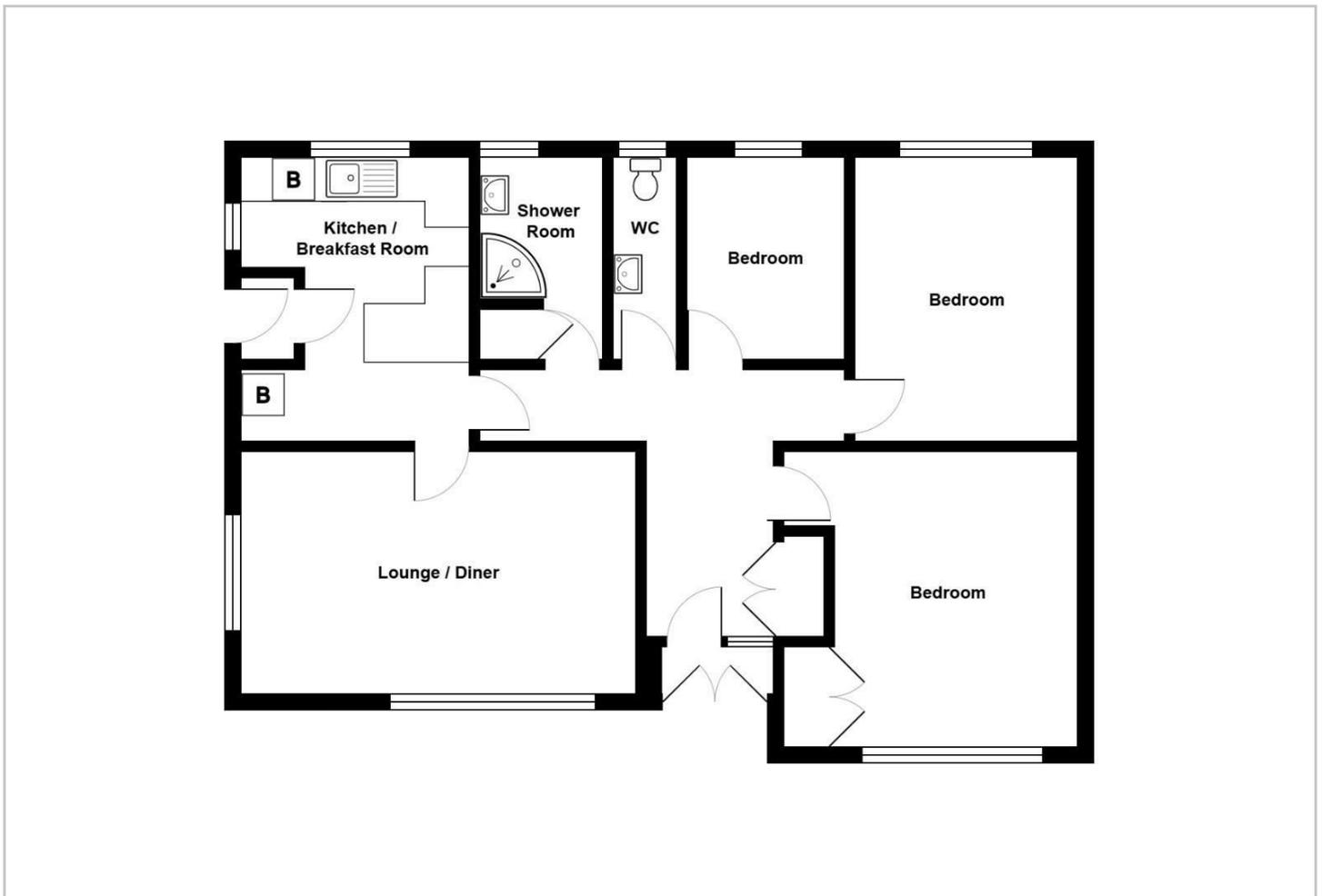
### Hybrid Map



### Terrain Map



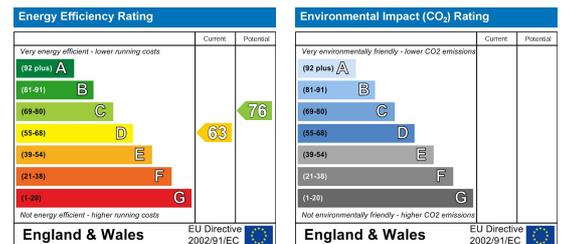
### Floor Plan



### 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.