

HUNTERS[®]

HERE TO GET *you* THERE



Hillside

Mangotsfield, Bristol, BS16 9JY

£260,000



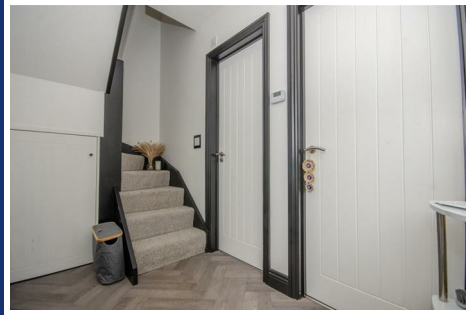
Council Tax:



16B Hillside

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented semi-detached property which is conveniently situated for the amenities of both Downend and Staple Hill and for access onto the Avon ring road and Bristol cycle path.

The amenities include a wide variety of independent shops and supermarkets, coffee shops, restaurants, doctors surgeries and dental practices. The popular Page Park is also located within easy walking distance and provides excellent outdoor recreational space for people of all ages.

In our opinion this property would ideally suit a first time purchaser, investor, or those seeking an easier to manage environment.

The accommodation comprises to the ground floor; entrance hall, lounge, a kitchen with an integral oven & hob and a bathroom with an over bath shower. To the first floor there are two bedrooms. The master bedroom has the benefit of having fitted wardrobes.

Externally to the front and side of the property there are off street parking spaces, whilst to the rear of the property there is a low maintenance garden which is mainly laid to paved patios. To the rear of the garden is a lodge which would be perfect for those searching for home work space, a gym or simply somewhere to entertain on pleasant summer evenings!

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

We would highly recommend an early internal viewing appointment to avoid disappointment.

ENTRANCE

Via a half opaque uPVC double glazed door, leading into an entrance hall.

ENTRANCE HALL

Under stairs storage cupboard, radiator, stairs leading to first floor accommodation and doors leading into all ground floor rooms.

LOUNGE

10'7" x 10'7" (3.23m x 3.23m)

uPVC double glazed window to front, ceiling with recessed LED spot lights, storage cupboard, TV aerial point, radiator.

KITCHEN

10'3" x 7'7" (3.12m x 2.31m)

Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap, range of fitted high gloss wall and base units with soft close doors and drawers incorporating an integral stainless steel electric oven with four ring ceramic hob and stainless steel cooker hood over, plumbing for washing machine, space for a tall fridge freezer, cupboard housing a boiler supplying gas central heating and domestic hot water, radiator, half glazed uPVC double glazed door leading into rear garden.

BATHROOM

6'7" x 4'7" (2.01m x 1.40m)

Ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with double cupboard below and P shaped panelled bath with a chrome over bath shower system and side splash screen, tiled splash backs, heated towel rail.

FIRST FLOOR ACCOMMODATION

LANDING

Ceiling with recessed LED spot lights, doors leading into both bedrooms.

BEDROOM ONE

10'5" x 9'0" measured to wardrobes (3.18m x 2.74m measured to wardrobes)
uPVC double glazed window to front, ceiling with recessed LED spot lights, fitted sliding fronted wardrobes, TV aerial point, radiator.

BEDROOM TWO

10'5" x 6'9" (3.18m x 2.06m)
uPVC double glazed window to rear, ceiling with recessed LED spot lights, TV aerial point, radiator.

OUTSIDE

FRONT

An area laid to concrete to the front and side of the property providing off street parking spaces.

REAR GARDEN

Tiered paved areas with loose chippings to the rear, outside lighting, water tap, garden surrounded by wooden fencing with a wooden gate providing side pedestrian access, garden lodge situated to the rear of the garden.

GARDEN LODGE

11'0" x 9'2" (3.35m x 2.79m)

Ceiling with recessed LED spot lights, uPVC double glazed French doors.



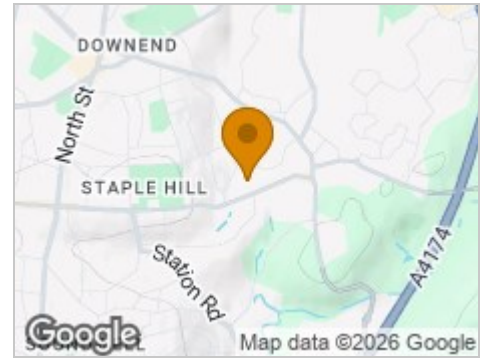
Road Map



Hybrid Map



Terrain Map



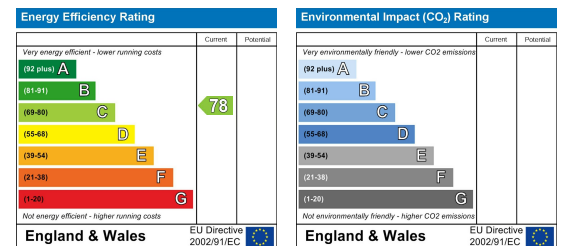
Floor Plan



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.