HUNTERS®

HERE TO GET *you* THERE



Elmleigh Road

Mangotsfield, Bristol, BS16 9ES

£350,000

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Council Tax: C





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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no chain this extended well presented 2 bedroom semi detached home located within the popular Elmleigh Road which is conveniently positioned for the local amenities of Mangotsfield and Emersons Green, whilst offering excellent transport links onto the Ring Road and cycle Path, both of which are within close proximity. The property has been re-configurated by it's current owners to supply versatile living accommodation over 2 floors. The ground floor comprises: hallway, lounge, living /dining room which leads through to an open plan kitchen/breakfast room with oak island/breakfast bar and French doors leading out to garden, cloakroom and utility cupboard. To the first floor can be found 2 double bedrooms both of which have en-suite shower rooms. Externally the property has a low maintenance rear garden which has a good size artificial lawn with decking and tiled patio providing ample outdoor seating space, off street parking space to both front and side and a single detached garage. The vendors can also provide structural calculations for a proposed loft conversion for two bedrooms and further bathroom.

ENTRANCE PORCH

Access via an opaque double glazed composite door, opening leading through to hallway.

HALLWAY

Wall mounted cupboard housing gas and electric meters, under stair recess, oak effect laminate flooring, stairs rising to first floor, oak doors leading to lounge/bedroom 3 and living/dining room.

CLOAKROOM

Concealed W.C with wash hand basin inset, extractor fan, wall mounted boiler, extractor fan, oak effect laminate flooring.

LOUNGE

14'8" x 11'0" (4.47m x 3.35m)
UPVC double glazed window to front, coved ceiling, radiator, feature wood panelling to chimney breast.

LIVING/DINING ROOM

9'0" x 17'1" (2.74m x 5.21m)
UPVC double glazed window to side, coved ceiling, double radiator, oak effect laminate flooring, double doors to lounge, door to cloakroom, opening leading through to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

14'3" x 14'4" (4.34m x 4.37m)
UPVC double glazed window to side, Velux window, recently installed wall and base units, Quart effect laminate work top with matching upstands incorporating 1 1 1/2 stainless steel sink bowl unit, with mixer tap, integrated dishwasher, space for washing machine, tiled splash backs, extractor fan hood, LED downlighters, oak Island/breakfast bar, UPVC double glazed French doors leading out to rear garden, door to utility cupboard.

UTILITY CUPBOARD

Opaque UPVC double glazed window to rear,

BEDROOM ONE

10'11" x 13'0" (3.33m x 3.96m)
UPVC double glazed window to rear, wood effect laminate floor, LED downlighters, oak door to en-suite.

EN-SUITE
Opaque UPVC double glazed window to rear, vanity unit with wash hand basin inset and concealed W.C, shower enclosure housing mains controlled shower system with drench head, LED downlighters, extractor fan, tiled floor.

BEDROOM TWO
11'1" x 10'11" (3.38m x 3.33m)
UPVC double glazed window to front, wood effect laminate floor, radiator, door to en-suite.

EN-SUITE
Opaque UPVC double glazed window to front, vanity unit with wash hand basin inset, close coupled W.C, shower enclosure housing a mains controlled shower system with drench head, tiled floor.

OUTSIDE:

REAR GARDEN
Raised porcelain patio leading to an artificial lawn, 2 outside lights, double power point, tiled patio and decking to back of garden providing additional seating space, fishpond, courtesy door to garage, side gated access, enclosed by boundary wood and meta fence.

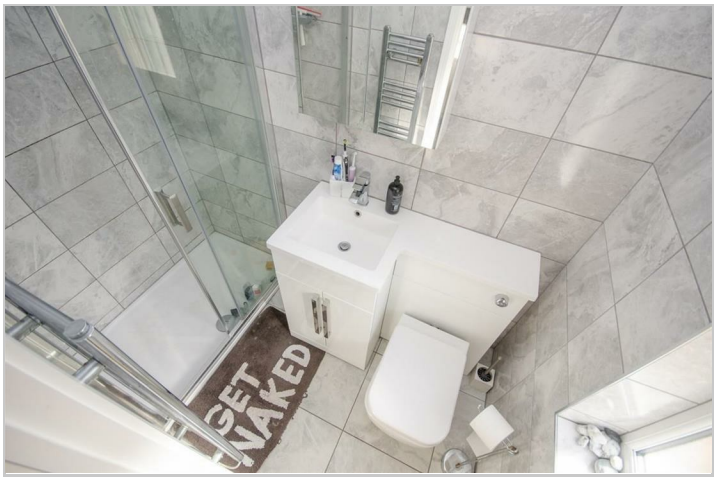
FRONT OF PROPERTY
Driveway providing off street parking space.

SIDE OF PROPERTY
Laid to brick paving providing additional of street parking space, leading to garage.

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









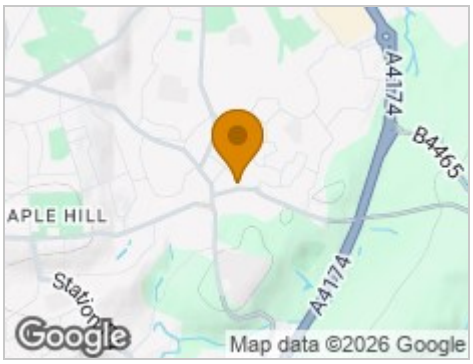
Road Map



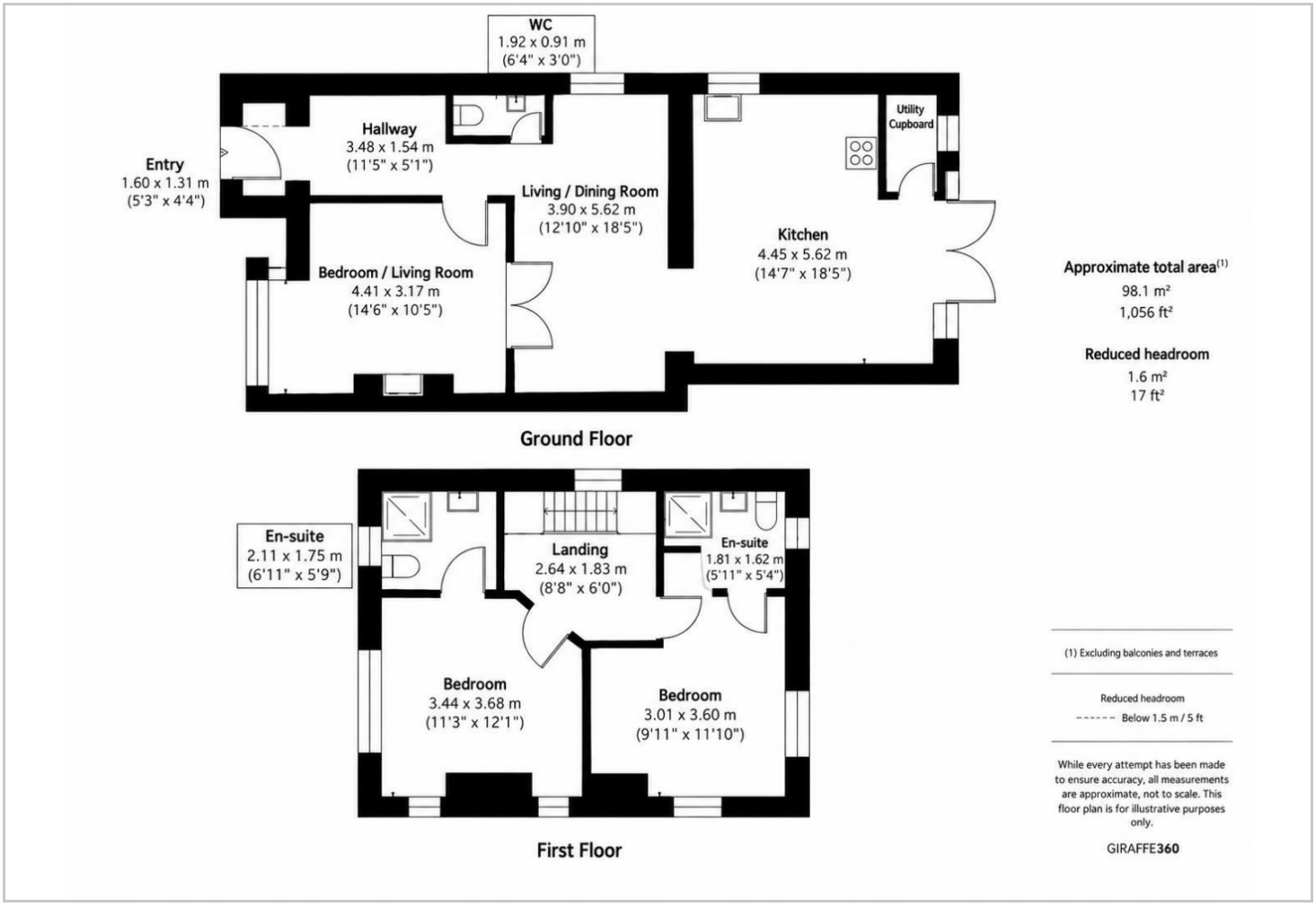
Hybrid Map



Terrain Map



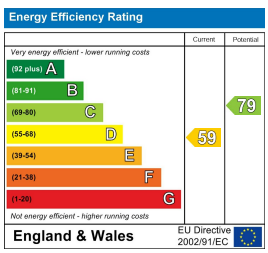
Floor Plan

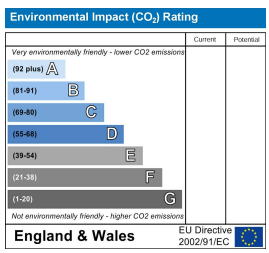


Viewing

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.

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