



Blackhorse Place, Mangotsfield, Bristol, BS16 9AD

Purpose built first floor flat offered for sale with no chain | Occupying a secluded position | Ideal investment opportunity or first time purchase | Open plan living area

One double bedroom & bathroom with over bath shower | Security entry system, electric heating & d/glazing | One allocated off street parking space | EPC band C

Asking Price: £150,000

HUNTERS[®]
HERE TO GET *you* THERE

Blackhorse Place, Mangotsfield, Bristol, BS16 9AD

Hunters Estate Agents are delighted to offer for sale this purpose built first floor flat which occupies a secluded position in Mangotsfield. The property is conveniently situated for amenities which include a good variety of shops and supermarkets, takeaways, bus routes, public houses and schools. The property is also ideally located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The property is offered for sale with no onward chain and is considered an ideal investment opportunity, first time purchase or for those looking for an easier to manage environment.

The accommodation in brief comprises; an entrance hall, an open plan lounge/kitchen, a double bedroom and a bathroom with an over bath shower system.

Additional benefits include; electric heating, UPVC double glazed windows, a security entry system and one allocated off street parking space.

An internal viewing appointment is highly recommended.

COMMUNAL HALL

The development has a well kept communal hall with access gained via a security entry system and stairs leading to first floor accommodation.



ENTRANCE

Via a door with security spy hole, leading into entrance hall.

ENTRANCE HALL

Coved ceiling, single fronted airing cupboard, double fronted cupboard with shelving and hanging rail, wall mounted security entry phone, electric wall heater, doors leading into lounge, bedroom and bathroom.

LOUNGE/KITCHEN

6.22m (20' 5") x 3.15m (10' 4") (widest point)

An open plan living area with dual aspect UPVC double glazed windows, coved ceiling, TV point, electric night storage heater, stainless steel one and a half bowl sink drainer system with chrome mixer tap, range of fitted modern high gloss wall and base units incorporating an integral stainless steel electric oven, four ring electric hob and stainless steel cooker hood, integral dishwasher, washing machine and fridge, worksurface.



BEDROOM

3.20m (10' 6") x 3.10m (10' 2")

UPVC double glazed window to rear, coved ceiling, telephone point, TV point, electric wall heater.



BATHROOM

2.13m (7' 0")x 1.73m (5' 8")

Ceiling with recessed halogen spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap, panelled twin gripped bath with an over bath shower attachment and side splash screen, large fitted mirror inset into wall tiles, shaver point, chrome heated towel rail.



OUTSIDE

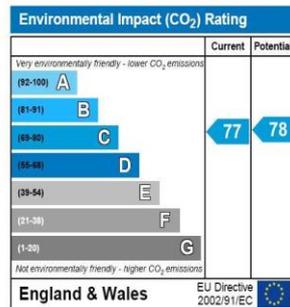
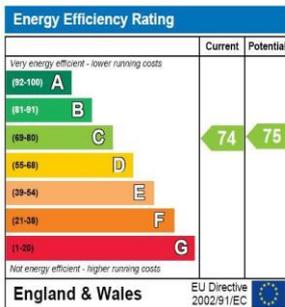
COMMUNAL GARDENS

The development is surrounded by well kept communal gardens.

OFF STREET PARKING

The property house one allocated off street parking space (space A).

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9am - 6pm

Saturday: 9am - 5pm

Sunday: Closed

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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DISCLAIMER

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.