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Estate & Letting Agents



23 Stanier Road Mangotsfield Bristol BS16 9QP

£350,000

Offered For Sale with NO ONWARD CHAIN is this spacious three-bedroom terraced house. The property provides light and airy accommodation to include a spacious hallway, a cloakroom, a kitchen / diner and lounge to the ground floor. Upstairs can be found three generous bedrooms, the master with en suite and balcony and a family bathroom. Further benefits include Upvc double glazing, gas central heating, an enclosed west facing rear garden and a single garage with additional parking in front. Conveniently positioned for access onto the Avon Ring Road, major commuting routes, Emersons Green and Longwell Green retail parks and for the Bristol cycle path. Early viewing of this fine property is highly recommended.



The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor, items shown in photographs are not necessary included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavor to make sale particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact our office and we will be pleased to check the position for you. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their legal representative. Confirmation of these draft property particulars is currently awaiting approval from the vendor. Therefore you are notified that the Agents holds no responsibility for any inaccuracies that may be contained within.

Property Details

Entrance

There are steps leading to a composite door with obscure double glazed feature panels not the hallway.

Entrance hallway

There is a spacious entrance hallway with a staircase leading to the first floor, two windows and half landing, radiator, door into the lounge, door into the kitchen/dining room, door into an under-stair storage cupboard, door into the cloakroom.

Cloakroom 1.45m (4' 9") x 0.97m (3' 2")

Close coupled WC, wall hung wash hand basin, radiator, extractor fan.

Lounge 6.72m (22' 1") x 3.03m (9' 11")

Two Upvc double glazed windows to the front, Upvc double glazed French doors to the rear, two radiators, TV and telephone points.

Kitchen 3.43m (11' 3") x 2.65m (8' 8")

Upvc double glazed window to the rear, half obscure double glazed door to the rear, range of wall and base units with rolled edge work surfaces and up stands, stainless steel gas hob, oven and splash back, concealed filter hood, stainless steel 1.5 bowl sink unit with mixer tap over, space for a fridge/freezer, space and plumbing for a washing machine, space for a tumble dryer, concealed wall mounted gas boiler, electric kick plate heater.

Landing

The landing on this property is a particular feature offering a spacious light and bright feel, Upvc double glazed window to the front, radiator, telephone point and airing cupboard.

Bedroom One 3.59m (11' 9") x 3.07m (10' 1")

Upvc double glazed French Doors to the balcony, door into the en suite, radiator, TV and telephone points.

En Suite 1.69m (5' 7") x 1.66m (5' 5")

Upvc double glazed obscure window to the rear, tiled shower cubicle with glass screens and mains shower, close coupled WC, pedestal wash hand basin, radiator and extractor fan and tiled floor.

Bedroom Two 3.06m (10' 0") x 2.87m (9' 5")

Upvc double glazed window to the rear, radiator, TV point.

Bedroom Three 2.88m (9' 5") x 2.81m (9' 3")

Upvc double glazed window to the front, radiator, TV point.

Bathroom 2.26m (7' 5") x 1.70m (5' 7")

Upvc double glazed window to the rear, modern white suite comprising of a panel bath with mains shower over and glass screen, pedestal wash hand basin, close coupled WC, radiator, shaver point and extractor fan.

Rear Garden

There is gated rear access to the garden which is enclosed and west facing. It is mainly laid to patio and artificial grass with an outside tap and power supply.

Garage

There is a single garage located next to the property with an up and over door with a parking space in front.

Tenure
Freehold

Local Authority
South Gloucestershire

Council Tax Band
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