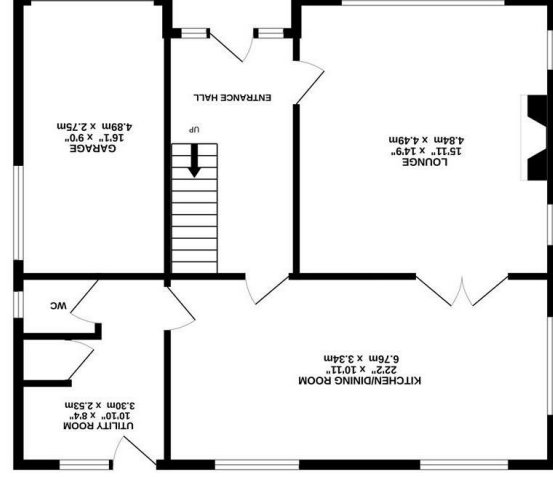
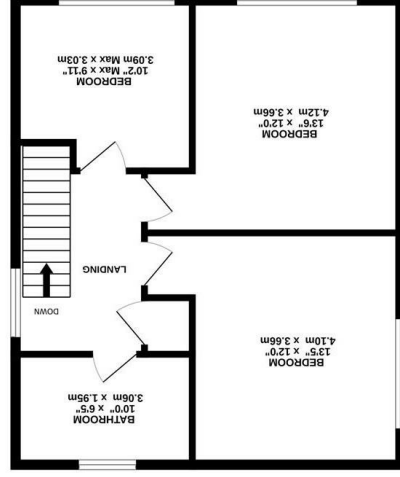




## FLOOR PLAN



GROUND FLOOR  
799 sq.ft. (74.2 sq.m.) approx.



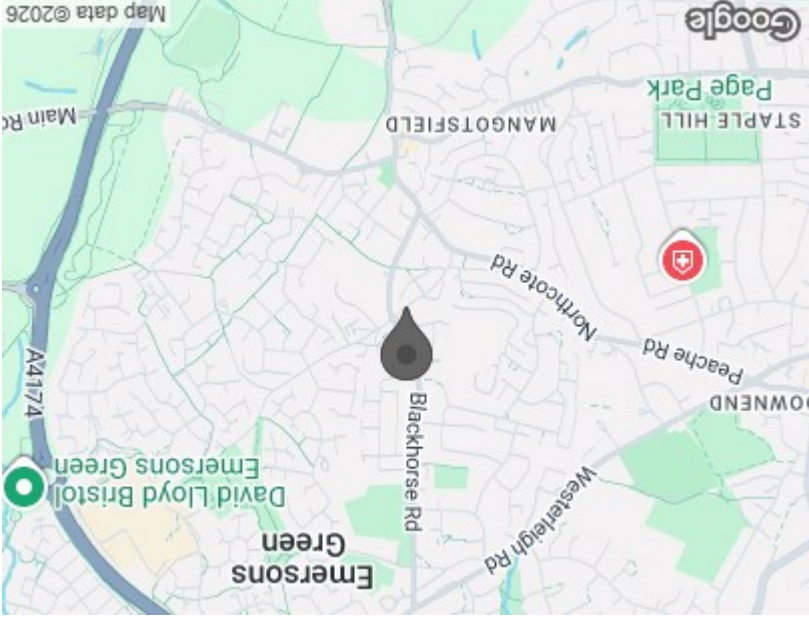
1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA: 1390 sq.ft. (129.2 sq.m.) approx.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.

## AREA MAP



Energy Efficiency Rating	
Potential	83
Current	63
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G



**WINDSOR PLACE**  
**MANGOTSFIELD, BRISTOL, BS16 9DD**  
**OFFERS OVER £475,000**



3



1



2



D



**Ground Floor**

**Entrance Hall**

**Lounge**

15'10" x 14'8"

**Kitchen/Dining Room**

22'2" x 10'11"

**Utility Room**

10'9" x 6'4"

**Cloakroom**

**First Floor**

**Landing**

**Bedroom 1**

13'6" x 12'0"

**Bedroom 2**

13'5" x 12'0"

**Bedroom 3**

10'1" max x 9'11"

**Family Bathroom**

**Outside**

**Front Garden**

**Rear Garden**

**Garage**

16'0" x 9'0"

M Coleman are delighted to bring to market a well appointed three-bedroom detached home, built in 1975 and occupied by the same family since new, this home is perfectly positioned in the heart of Mangotsfield Village.

Designed with light and space in mind, this family home boasts rooms of generous proportions and is offered for sale with no onward chain.

The welcoming entrance hall gives access to the dual aspect lounge located at the front of the property with windows to the front and side elevations. A feature chimney and matching stone surround gives this spacious room a warm and cosy feel.

Double doors lead into a dual aspect kitchen/dining room with bay window to the side elevation and large picture windows to the rear. The fitted kitchen offers a range of traditional wall and base units with a built in oven, four ring electric hob and extractor hood; additionally, there is space for an under counter fridge and freezer. A utility room and ground floor cloakroom complete the ground floor.

You will be pleasantly surprised at the size of the first floor accommodation; there are three double bedrooms plus a newly fitted four piece family bathroom with a modern white suite including a bath and shower cubicle.

The rear garden is enclosed by timber fencing and established trees and is predominantly laid to patio, shingle and shrubs borders. Gated access leads to the front of the property where there is off street parking for two cars and a garage with electric roller door.

Conveniently located in the heart of Mangotsfield with all the associated amenities close at hand this is the perfect home for families or professionals wanting ease of access to the A4174. Emersons Green, Staple Hill and Downend are just a short distance away as is access onto the Bristol cycle path and Rodway Common.

