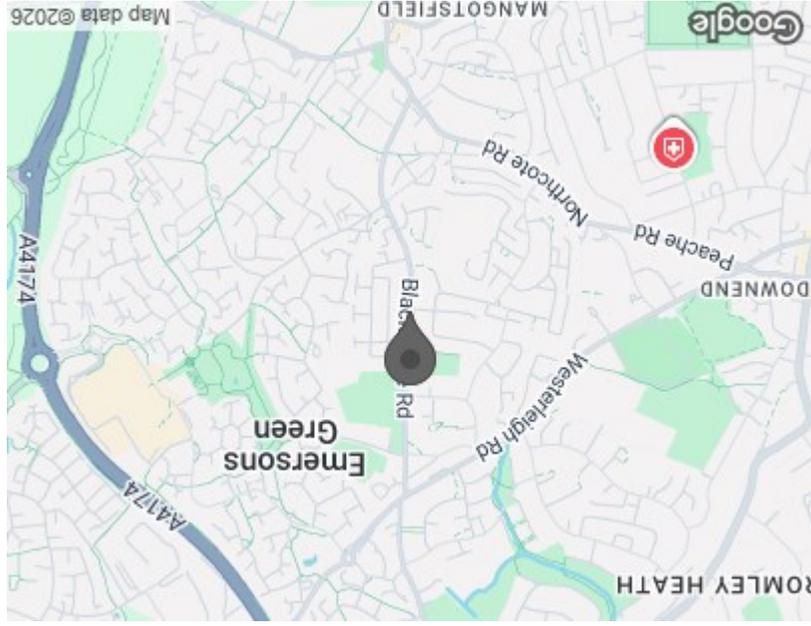


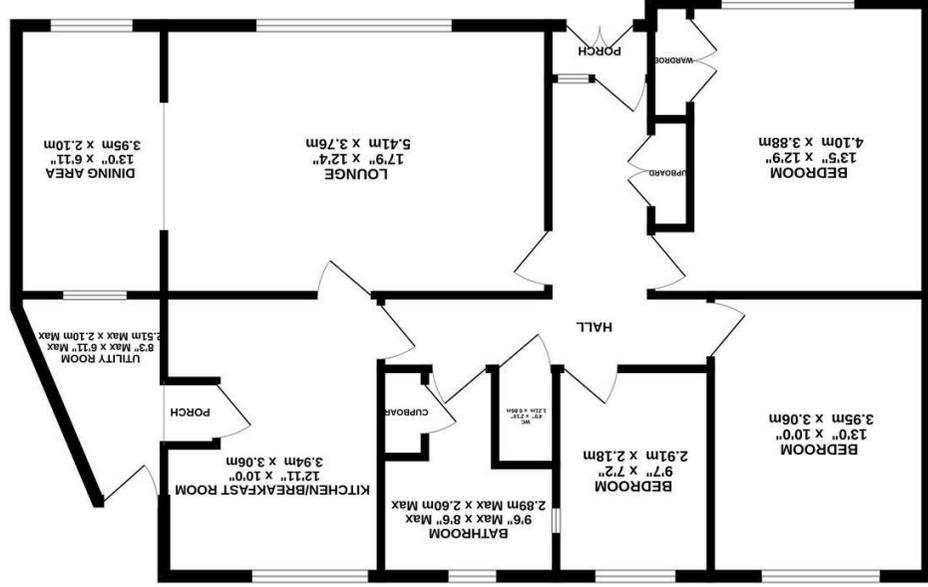


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Energy Efficiency Rating		England & Wales	
		EU Directive 2002/91/EC	
		Not energy efficient - higher running costs	
		<div style="background-color: red; color: white; padding: 2px;">G (1-20)</div> <div style="background-color: orange; color: white; padding: 2px;">F (21-38)</div> <div style="background-color: yellow; color: black; padding: 2px;">E (39-54)</div> <div style="background-color: lightgreen; color: black; padding: 2px;">D (55-68)</div> <div style="background-color: green; color: white; padding: 2px;">C (69-80)</div> <div style="background-color: darkgreen; color: white; padding: 2px;">B (81-91)</div> <div style="background-color: darkgreen; color: white; padding: 2px;">A (92 plus)</div>	
		Very energy efficient - lower running costs	
Potential	Current	83	64



AREA MAP



GROUND FLOOR
1038 sq.ft. (96.5 sq.m.) approx.

TOTAL FLOOR AREA: 1038 sq.ft. (96.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other areas are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the date of issue. Windows, doors and any other areas are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the date of issue.
 Made with Maplogic ©2025

FLOOR PLAN



BLACKHORSE ROAD
MANGOTSFIELD, BRISTOL, BS16 9BE
ASKING PRICE £490,000





Ground Floor

Entrance Porch

Entrance Hall

Lounge

17'8" x 12'4"

Dining Room

12'11" x 6'10"

Kitchen/Breakfast Room

12'11" x 10'0"

Utility Room

8'2" x 6'10"

Bedroom One

13'5" x 12'8"

Bedroom Two

12'11" x 10'0"

Bedroom Three

9'6" x 7'1"

Bathroom

9'5" x 8'6"

WC

3'11" x 2'9"

Outside

Front & Side Gardens

Rear Garden

Garage

Off Street Parking

Viewing is a must for this spacious detached three bedroom bungalow occupying an enviable corner plot position in a very popular location.

The spaciousness and adaptability really makes this property and we believe it will appeal to an array of potential buyers.

Laid out over one level, the welcoming entrance hall gives an immediate impression of the light and space that continues throughout. The current owner has modernised the property to include rewiring, a new boiler, a new kitchen & bathroom have all been completed within the last 6 years.

The modern kitchen boasts a range of wall and base units all completed with sleek handleless highgloss doors and granite style worktops. Appliances integrated an eye level double oven, hob, extractor hood and dishwasher. Additionally there is aspace for an american style fridge freezer. A handy utility room links the bungalow to the garage and garden where there is space for a washing machine and tumble dryer. There are three bedrooms, two being well

proportioned doubles with the master benefitting from a fitted wardrobe. The three piece shower room and separate cloakroom complete the accommodation. To the rear of the property is a delightful garden which has a level lawn, a patio with greenhouse, large shed and glazed summer house; there is a door offering personal access to the garage which has power and lighting. At the front and side of the property is an attractive lawn, a path to the front door, a block paved drive offers off road parking for several vehicles and leads to the garage.

The property is positioned in a very popular location within catchment areas of popular schools, one mile from the shopping centre at Emersons Green with all the associated amenities as well as easy access to public transport plus the M32 and wider motorway network.

