





**LONG ROAD**  
**MANGOTSFIELD, BRISTOL, BS16 9HQ**  
**ASKING PRICE £325,000**





## **GROUND FLOOR**

**Entrance Hall**

**Lounge**

13'6" x 10'6"

**Kitchen/Diner**

19'10" x 9'11"

**Rear Lobby**

**Utility Room / Cloakroom**

5'9" x 5'5"

## **FIRST FLOOR**

**Landing**

**Bedroom One**

16'11" max x 10'6"

**Bedroom Two**

12'10" max x 9'11" max

**Bedroom Three**

9'4" x 7'6"

**Family Bathroom**

8'8" x 5'10"

**Outside**

**Front Garden**

**Rear Garden**

**Off Street Parking**



M.Coleman Estate Agents are delighted to bring to the market this well built three-bedroom terrace home, situated in the ever-popular Mangotsfield area of Bristol and offering deceptively spacious accommodation, ideal for growing families.

The ground floor boasts a welcoming entrance hall leading into a bright and airy lounge with a bay window to the front elevation. To the rear is an open plan kitchen/dining room offering a range of light effect wood base units completed with rolled edge work surfaces and tiled splash backs. There is a built in oven, hob and extractor, plus space for an under counter fridge and freezer.

A rear lobby gives access to a ground floor utility room/cloakroom where there is space with plumbing for a washing machine and tumble dryer, plus a WC and wash hand basin.

The the first floor, there are three generous size bedrooms with bedrooms one and two extending above the shared walked way adding additional width to both rooms.

There is a white three piece family bathroom with an electric shower over the bath, all finished with tiled splash backs.

Externally, the rear garden offers a large lawn with a central path to the rear of the garden giving access to a garden shed. Adjacent to the house is a paved path with steps up to decked seating area.

To the front of the party is a driveway offering parking for one vehicle plus a raised border laid to chippings. A shared path gives access to the rear of the property via a secure gate.

Further benefits include gas central heating and double glazing throughout, plus this property is being sold with the added bonus of **NO ONWARD CHAIN.**

Located within easy reach of local shops, well-regarded schools, and excellent transport links including access to the Ring Road and cycle path, this delightful home offers the perfect blend of convenience and comfort.

