



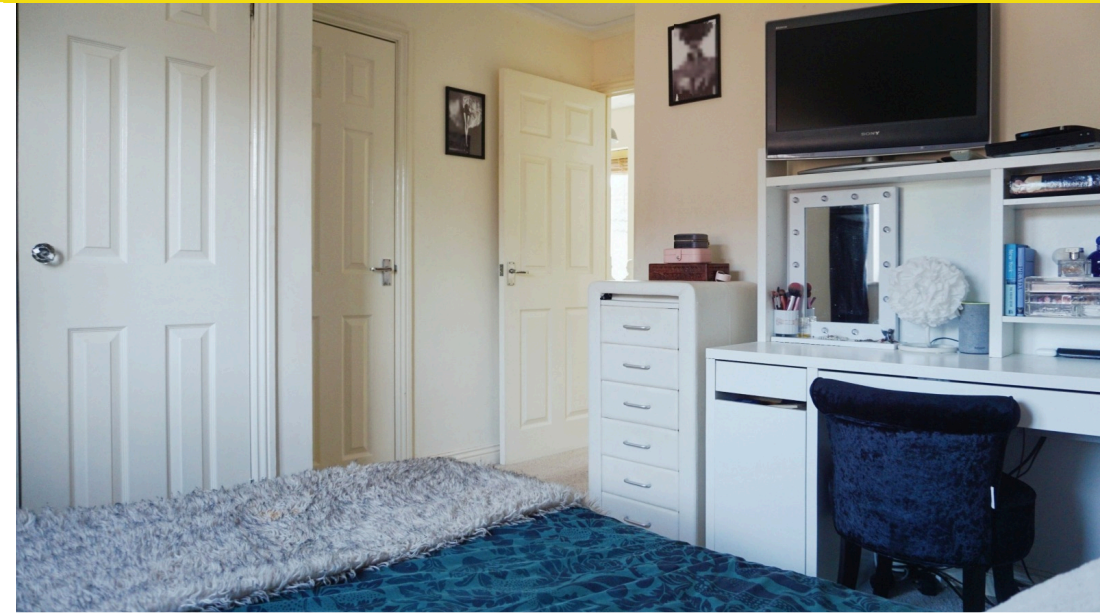
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Asking Price £395,000  
Elizabeth Way, Mangotsfield, Bristol, BS16 9LN.



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**Asking Price £395,000**  
**Elizabeth Way, Mangotsfield, Bristol, BS16 9LN.**

Welcome to this charming detached property in good condition, perfect for families looking for a new home.

This lovely house features two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The kitchen comes with a convenient utility room, offering extra space for storage, laundry needs and a downstairs W.C..

With three bedrooms, there is plenty of space for everyone in the family. The master bedroom boasts an en-suite shower room and built-in wardrobes, providing a luxurious and organised living space. The second bedroom is a comfortable double room with built-in wardrobes, while the third bedroom is a cosy single room.

The property benefits from a garage, parking facilities, and a delightful garden, creating the perfect outdoor space for children to play or for hosting summer barbecues.

Situated in a desirable location near schools, green spaces, and cycling routes, this home offers both convenience and tranquillity. The property is in Council Tax Band D, making it an attractive choice for those looking for a well-maintained home in a family-friendly area.

Don't miss out on the opportunity to make this wonderful property your new home!

Entrance Hallway - Obscure double glazed windows to front, radiator, stairs rising.

Lounge - 16'2 by 10'3

Double aspect double glazed windows to front and side, radiator.

Dining Room - 9'7 by 8'4

Double glazed French doors opening out to the garden, radiator, laminate flooring.

**Kitchen - 9'7 by 7'5**

Double glazed window to side, range of wall and base units with work surfaces over, one and a half drainer sink unit, built in oven and hob, space for fridge/freezer, tiled splashbacks.

**Utility Room - 5'9 by 5'7**

Obscure double glazed window to rear, uPVC door to rear, wall mounted gas boiler, work surface, radiator, space for a dishwasher and washing machine.

**Cloakroom - W.C, wall mounted sink, radiator, tiled floor.**

**Landing - Double glazed window to rear, radiator.**

**Bedroom One - 10'3 by 9'9**

Double glazed window to front, built in wardrobes, radiator.

**En-suite - Obscure double glazed window to front, shower cubicle, wash hand basin, W.C, towel radiator, tiled floor and walls.**

**Bedroom Two - 9'1 by 9**

Double glazed window to front, built in wardrobes, radiator, airing cupboard, loft access.

**Bedroom Three - 7'4 by 6'9**

Double glazed window to side, radiator.

**Bathroom - Obscure double glazed window to side, panelled bath, W.C, pedestal sink unit, towel radiator, tiled floor.**

**Garden - Enclosed by boundary walls, mainly laid to lawn, patio area, pedestrian access.**

Garage - Lights and power.

Driveway - For vehicle parking in front of the garage.

Council Tax Band D

Freehold with bi-annual estate management charge of £70.00.

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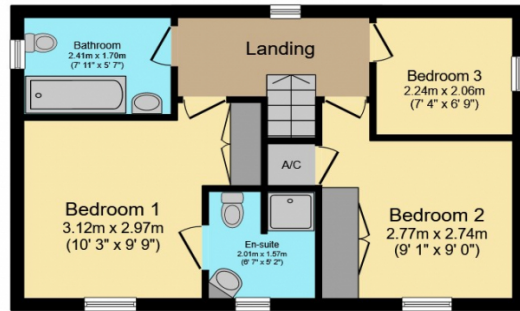




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Ground Floor



First Floor

Total floor area 78.8 m<sup>2</sup> (848 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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