



Approximate Area = 610 sq ft / 56.6 sq m  
For identification only - Not to scale

**Elizabeth Way, Mangotsfield, Bristol, BS16**



We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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**Get in touch to arrange a viewing!**

**Like what you see?**



**68 Elizabeth Way, Mangotsfield, Bristol, BS16 9LX**

**£289,950**





Council Tax Band: C | Property Tenure: Freehold

**NO CHAIN!** Nestled in the charming area of Mangotsfield, Bristol, this beautifully presented end terrace home on Elizabeth Way offers a delightful living experience. With two spacious double bedrooms, this property is perfect for small families or professionals seeking a comfortable home. The well-designed layout includes a welcoming reception room that provides a warm atmosphere for relaxation and entertaining. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. The bathroom has also been tastefully updated, ensuring a fresh and inviting space for your daily routines. One of the practical advantages of this property is the parking space available for two vehicles at the front, a rare find in many urban settings. The low maintenance rear garden offers a fantastic space for enjoy the fresh air. Additionally, the absence of a chain means you can move in without delay, making this an ideal choice for those eager to settle into their new home. Conveniently located, this residence is close to the local school, cycle track and various amenities, making it an excellent choice for families and active individuals alike.



**Entrance Hall**

Double glazed door to front, stairs rising to first floor landing, radiator, fuse board, wood effect flooring.

**Lounge/Diner**

19'6 max x 7'9 max (5.94m max x 2.36m max)

Double glazed window to front, under stairs storage cupboard, two radiators, coved ceiling, wood effect flooring, wall mounted remote control electric fire with feature lighting, double glazed patio door to rear.

**Kitchen**

8'2 x 7'5 (2.49m x 2.26m)

Double glazed window to rear, spotlights, wall and base unit with worktops over, wall mounted gas boiler, sink and drainer, tiled splashbacks, gas hob, electric oven and cooker hood, space for fridge/freezer, space for washing machine, wood effect flooring.

**First Floor Landing**

Loft access (insulated and light).

**Bedroom One**

12'3 x 9'9 (3.73m x 2.97m)

Double glazed window to front, radiator, built-in wardrobe, airing cupboard housing water tank.

**Bedroom Two**

9'6 x 9'1 (2.90m x 2.77m)

Double glazed window to rear, radiator.

**Bathroom**

6'8 x 6'2 (2.03m x 1.88m)

Double glazed window to rear, W.C, vanity wash hand basin, shaver point, enclosed bath with shower over, part tiled walls, wood effect flooring, extractor fan, radiator.

**Front Garden**

Side gate to rear garden, canopy over front door, pathway, shrubs, gravel.

**Parking**

Two parking spaces to the front of property.

**Rear Garden**

Enclosed garden, outside tap, shrubs, patio, lawn area, shed, steps up to gravel area, side gate.

**Agent Note**

The vendor has advised there is a site fee paid of £108.53 every 6 months, this is for maintenance of the development. This charge is reviewed every 6 months.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

