# 62 Elizabeth Way, Mangotsfield, Bristol, BS16 9LX

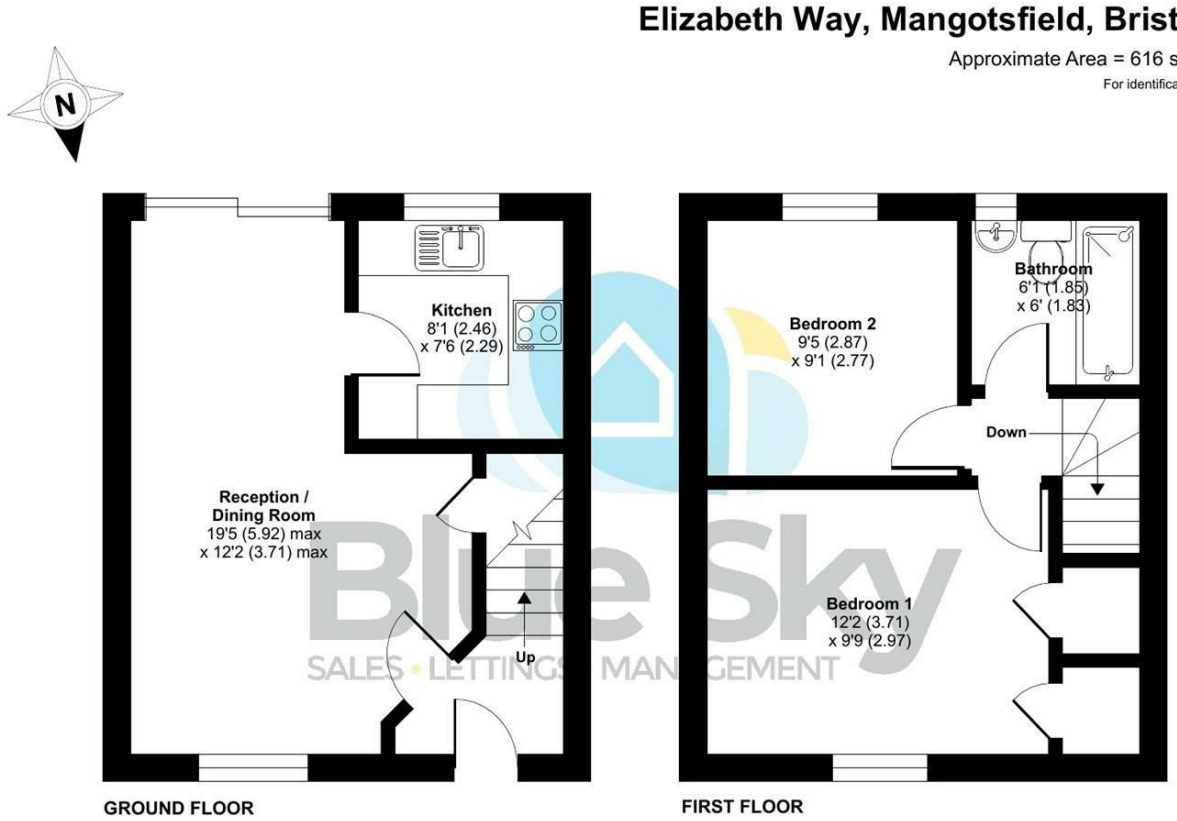
# £260,000



## Elizabeth Way, Mangotsfield, Bristol, BS16

Approximate Area = 616 sq ft / 57.2 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1498423

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The Important Bit!

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, however they may be available by separate negotiation. 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/drained down, 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.



2 1 1 C

Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! Nestled in the charming area of Mangotsfield, Bristol, this well presented middle terrace home on Elizabeth Way offers a delightful living experience. With two 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 kitchen is well equipped and offers views of the rear garden. 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, radiator, fuse board, stairs to first floor landing.

## Lounge/Diner
**19'5" max x 12'2" max (5.92m max x 3.71m max)**
Double glazed window to front, double glazed patio doors to rear garden, two radiators, ceiling coving, understairs storage cupboard.

## Kitchen
**8'1" x 7'6" (2.46m x 2.29m)**
Double glazed window to rear, wall and base units, worktops, tiled splashbacks, sink with drainer, wall mounted gas boiler, space for fridge/freezer, electric oven, gas hob, cooker hood, space for washing machine, spotlights.

## First Floor Landing
Loft hatch.

## Bedroom One
**12'2" x 9'9" (3.71m x 2.97m)**
Double glazed window to front, radatitor, airing cupboard housing hot water tank, storage cupboard with hanging rail.

## Bedroom Two
**9'5" x 9'1" (2.87m x 2.77m)**
Double glazed window to rear, radiator.

## Bathroom
**6'1" x 6" (1.85m x 1.83m )**
Double glazed window to rear, wash hand basin, W.C, enclosed bath with shower head off taps, folding shower screen, shaver point, radiator, tiled walls, tiled flooring, extractor fan.

## Front Garden
Canopy over front door, gas and electric meters, shrubs.

## Parking
Two allocated parking spaces to the front of the property.

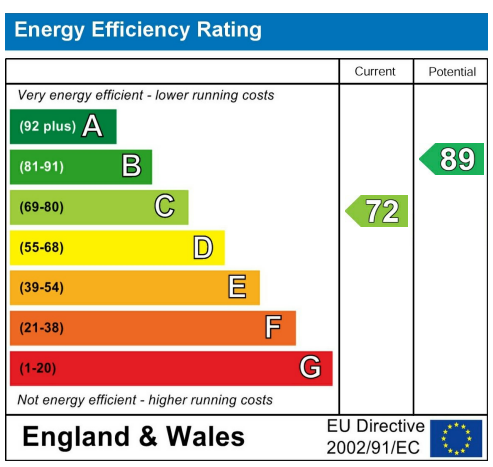
## Rear Garden
Enclosed tiered garden, patio area, shrubs, gravel area, outside tap, steps up to additional patio/gravel area with pergola.

## 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.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.











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