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59 Highridge Road, Bishopsworth, Bristol BS13 8HJ

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£375,000

Situated on Highridge Road in the residential area of Bishopsworth, Bristol, this three-bedroom detached property offers well-proportioned accommodation throughout, making it an appealing prospect for a variety of buyers, including families, first-time purchasers and those seeking additional living space.

Upon entering the property, you are welcomed into a comfortable living room, providing an inviting space for relaxation and entertaining. The separate kitchen offers a practical and functional layout, with scope to accommodate everyday cooking requirements. To the first floor, the property benefits from three well-proportioned bedrooms, offering flexibility for family living, guest accommodation or a dedicated home office. Completing the internal accommodation is a modern bathroom, finished to provide a contemporary and convenient space for everyday use.

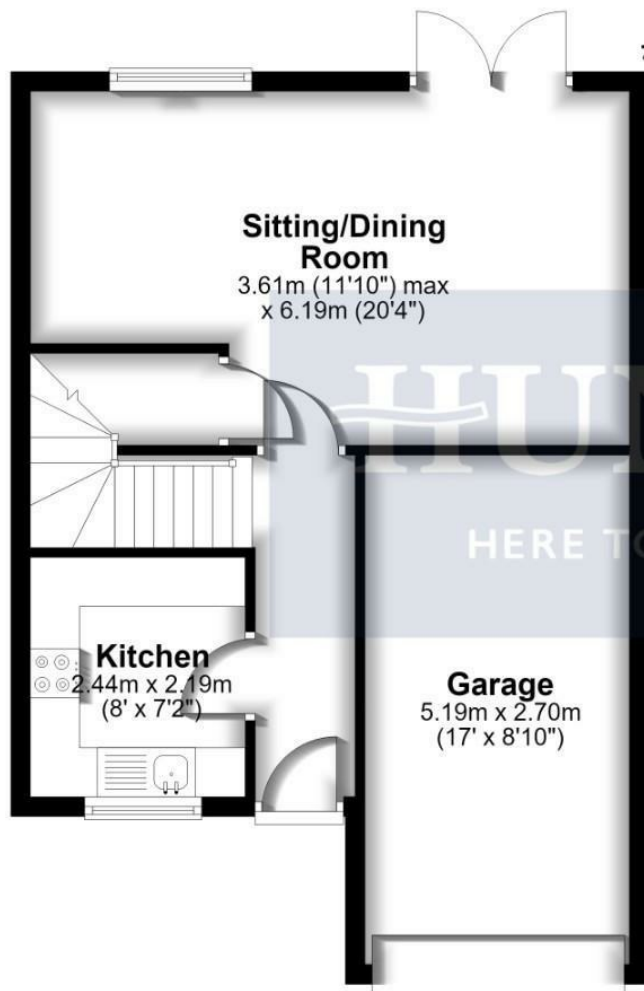
Externally, the property benefits from a garden, offering valuable outdoor space for relaxation, entertaining guests and enjoying the warmer months. The addition of a garage further enhances the practicality of the home, providing useful storage or potential parking facilities.

Positioned within the popular residential area of Bishopsworth, the property offers an opportunity to establish a home within an established community. With its detached design, three-bedroom accommodation, garden and garage, this property presents a well-rounded opportunity for purchasers seeking a home with both practicality and potential. Early viewing is recommended to fully appreciate the accommodation and features on offer.

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Ground Floor

Approx. 48.8 sq. metres (525.7 sq. feet)



Sitting/Dining Room

3.61m (11'10") max
x 6.19m (20'4")

Kitchen

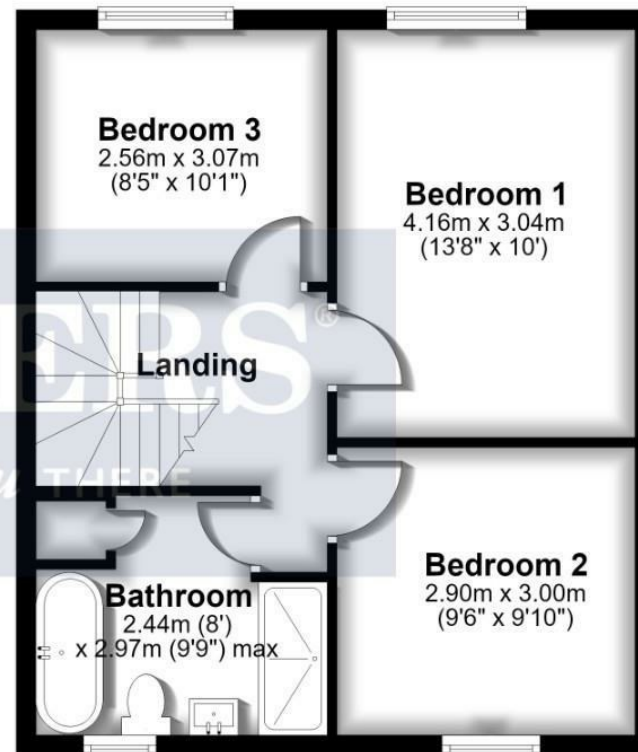
2.44m x 2.19m
(8' x 7'2")

Garage

5.19m x 2.70m
(17' x 8'10")

First Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



Bedroom 3

2.56m x 3.07m
(8'5" x 10'1")

Bedroom 1

4.16m x 3.04m
(13'8" x 10')

Landing

Bathroom

2.44m (8')
x 2.97m (9'9") max

Bedroom 2

2.90m x 3.00m
(9'6" x 9'10")

Total area: approx. 92.9 sq. metres (1000.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	71	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
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Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









