



HUNTERS[®]
HERE TO GET *you* THERE

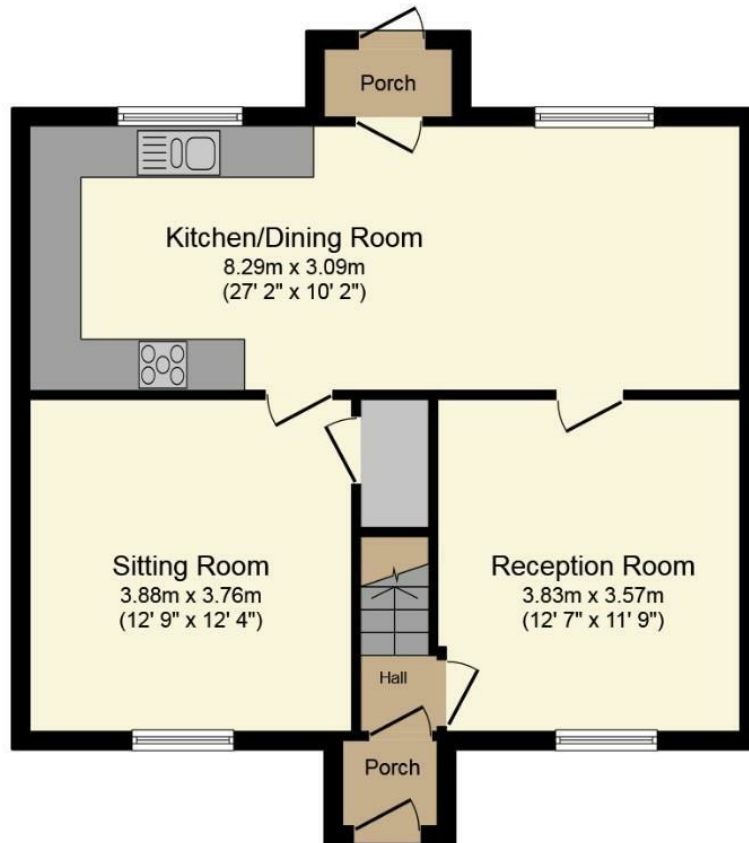
103 Highridge Road, Bishopsworth, Bristol, BS13 8HT

103 Highridge Road, Bishopsworth, Bristol, BS13 8HT

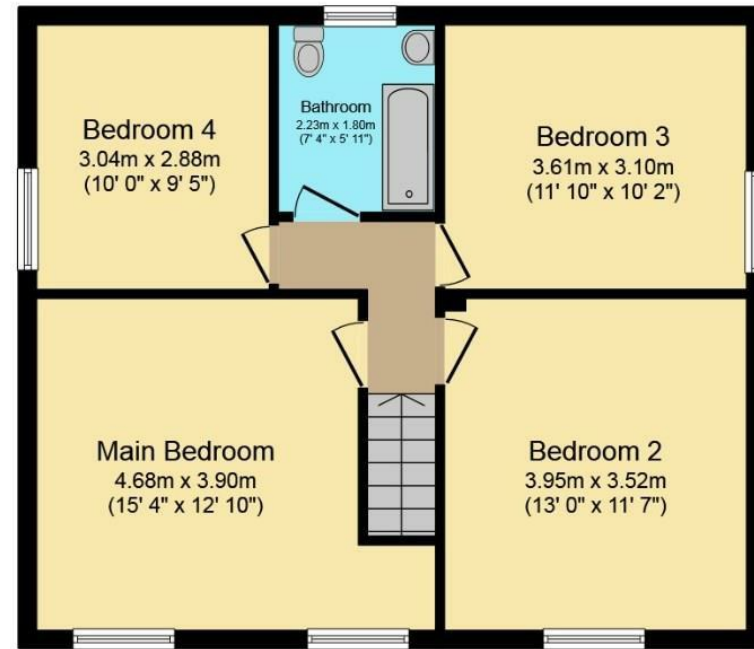
£500,000

Orchard Lea Cottage is an impressive stone built detached cottage built 160 years ago with stunning scenic views being sold with no onward chain. This well presented cottage would make the perfect family home with four double bedrooms, two reception rooms and a substantial enclosed rear garden. The property is situated on Highridge Road, South Bristol which works well for anyone looking to commute via the link road and is just a stones throw away from some beautiful countryside walks. Comprising in brief a living room, sitting room, large open plan kitchen/diner, four double bedrooms and a family bathroom. Further benefits include no chain, brand new home alarm system, off street parking for multiple vehicles, a substantial rear garden and garage. Call today to view!

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441
bishopsworth@hunters.com | www.hunters.com



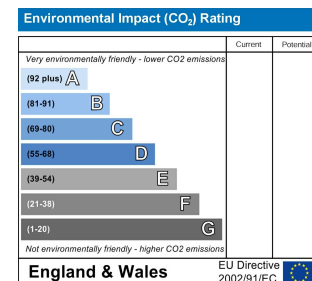
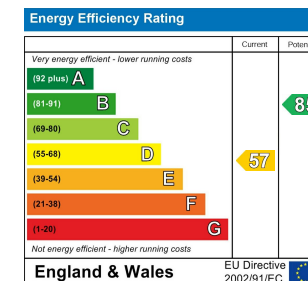
Ground Floor



First Floor

Total floor area 119.8 m² (1,289 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



Entrance Hall

Access from the front of the property leading into the entrance hall. Stairs providing access from the ground floor to the first floor. Doors providing access from the entrance hall into the living room and the sitting room.

Living Room

12'7" x 12'4"

Access from the entrance hall leading into the living room. Double glazed window to the front. Log burner. Door providing access into the kitchen/diner.

Sitting Room

12'7" x 11'10"

Double glazed window to the front. Electric fire. Door providing access into the kitchen/diner.

Kitchen/Diner

27'2" x 10'0"

Mixture of wall and base units. White counter tops. Two double glazed windows to the rear. Intergrated Fridge Freezer, oven, hob, extractor hood and dishwasher.. Inset sink with mixer tap. Access to combi boiler. Access from the kitchen leading into the rear garden.

Landing

Stairs providing access from the ground floor to the first floor. Doors providing access into all four bedrooms and the bathroom.

Bedroom One

13'0" x 12'7"

Access from the landing leading into bedroom one. Double glazed window to the front. Built in sliding wardrobes.

Bedroom Two

12'7" x 12'4"

Access from the landing leading into bedroom two. Double glazed window to the front.

Bedroom Three

11'6" x 10'0"

Access from the landing leading into bedroom three. Double glazed window to the side and velux window.

Bedroom Four

10'0" x 9'6"

Access from the landing leading into bedroom four. Double glazed window to the side and velux window.

Bathroom

8'2" x 6'7"

Access from the landing leading into the bathroom. Double glazed window to the rear. Paneled bath with shower over. Wash hand basin. W/C.

Front Garden

The front of the property is mostly laid to shingle with a hard standing driveway allowing off street parking for multiple vehicles and access down the side of the property to the garage. The front garden has a stone built wall surrounding with a gate allowing access to the driveway and pathway leading to the front door.

Rear Garden

Access to the rear garden via the kitchen/diner, garage or around the side of the property. The large rear garden is fully enclosed by fences. Access into the garage via the garden. The garden has two separate patio areas, a shingle area and a lawn area. At the back of the garden there are two storage sheds, perfect for storing any garden equipment.

Garage

Access to garage via driveway or garage. Power & electricity. W/C.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
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.









