



**Highridge Walk, Bristol**  
Gloucestershire, BS13 8BA



Offers In Excess Of  
£400,000

**HUNTERS®**

HERE TO GET *you* THERE

# Highridge Walk, Bristol

## DESCRIPTION

An extended home situated on a quiet cul-de-sac location in a popular area of Uplands, South Bristol. This property has been extended above the garage and to the back of the house creating extra bedrooms and living space. Comprising in brief a living room, sitting room, dining room, kitchen, downstairs shower room, utility room, three bedrooms, study (which could be used as a bedroom) and bathroom. Further benefits include a sizeable enclosed rear garden, off street parking, garage and no onward chain. Call today to view!



# ROOMS

## Entrance Porch

Access to the property through the front door into the entrance porch. Double glazed window to the front. Door leading into the hallway.

## Hallway

13'8" x 5'10"

Leading from the entrance porch into the hallway. Stairs leading from the ground floor to the first floor. Access to the living room, sitting room and kitchen.

## Living Room

12'10" x 12'1"

Leading from the hallway into the living room. Double glazed bay window to the front. Gas fire.

## Sitting Room

11'0" x 11'2"

Leading from the hallway into the sitting room. Wood burner. Open archway leading to dining room.

## Dining Room

11'2" x 9'7"

Leading from the sitting room into the dining room. Double glazed patio doors opening to rear garden.

## Kitchen

17'8" x 14'11"

Leading from the hallway into the kitchen. Stainless steel sink. Space for cooker, dishwasher and fridge. Matching wall and base units. Double glazed patio doors opening to rear garden. Access to wet room and utility room.

## Shower Room

5'10" x 5'8"

Leading from the kitchen into the downstairs shower room, which is currently being used a wet room. W/C, wash basin and walk in shower. Chrome towel rail. Obscured double glazed window to the rear.

## Utility Room

6'7" x 7'1"

Leading from the kitchen into the utility room. Space for washing machine and fridge. Door leading into garage.

## Landing

Stairs leading from the ground floor to the first floor. Access to all three bedrooms and bathroom.

## Bedroom One

13'5" x 9'10"

Leading from the landing into bedroom one. Double glazed bay window to the front. Built in wardrobes.

## Bedroom Two

11'1" x 8'11"

Leading from the landing into bedroom two. Double glazed window to the rear. Built in wardrobes.

## Bedroom Three

8'7" x 15'1"

Leading from the landing into bedroom three. Two double glazed windows to the front. Access to study/bedroom four.

## Study/Bedroom Four

10'8" x 7'1"

Leading from bedroom three into study/bedroom four. Double glazed window to the rear.

## Bathroom

5'7" x 7'10"

Leading from the landing into the bathroom. Obscured double glazed window to the rear. The bathroom consists of a wash basin, W/C and bath with shower above. Chrome towel rail.

## Front Garden

Access to the property via the driveway leading to the front door. Off street parking for 2-3 cars. Access to the garage.

## Rear Garden

Access to the rear garden via the dining room or kitchen. Patio area. Large lawn area. Shed. Enclosed by shrubbery & fences.

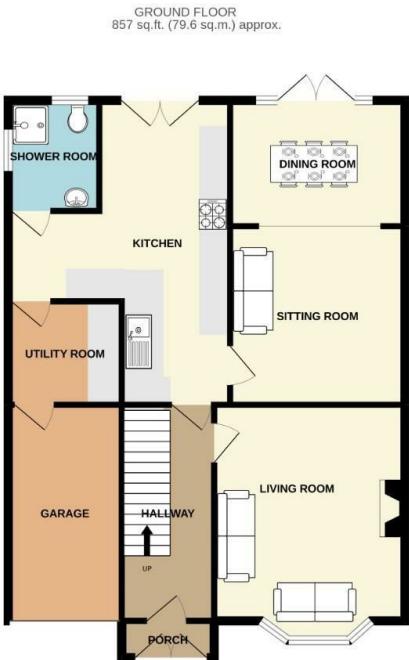
## Property Information

EPC- To follow

Freehold property

Council Tax Band - D

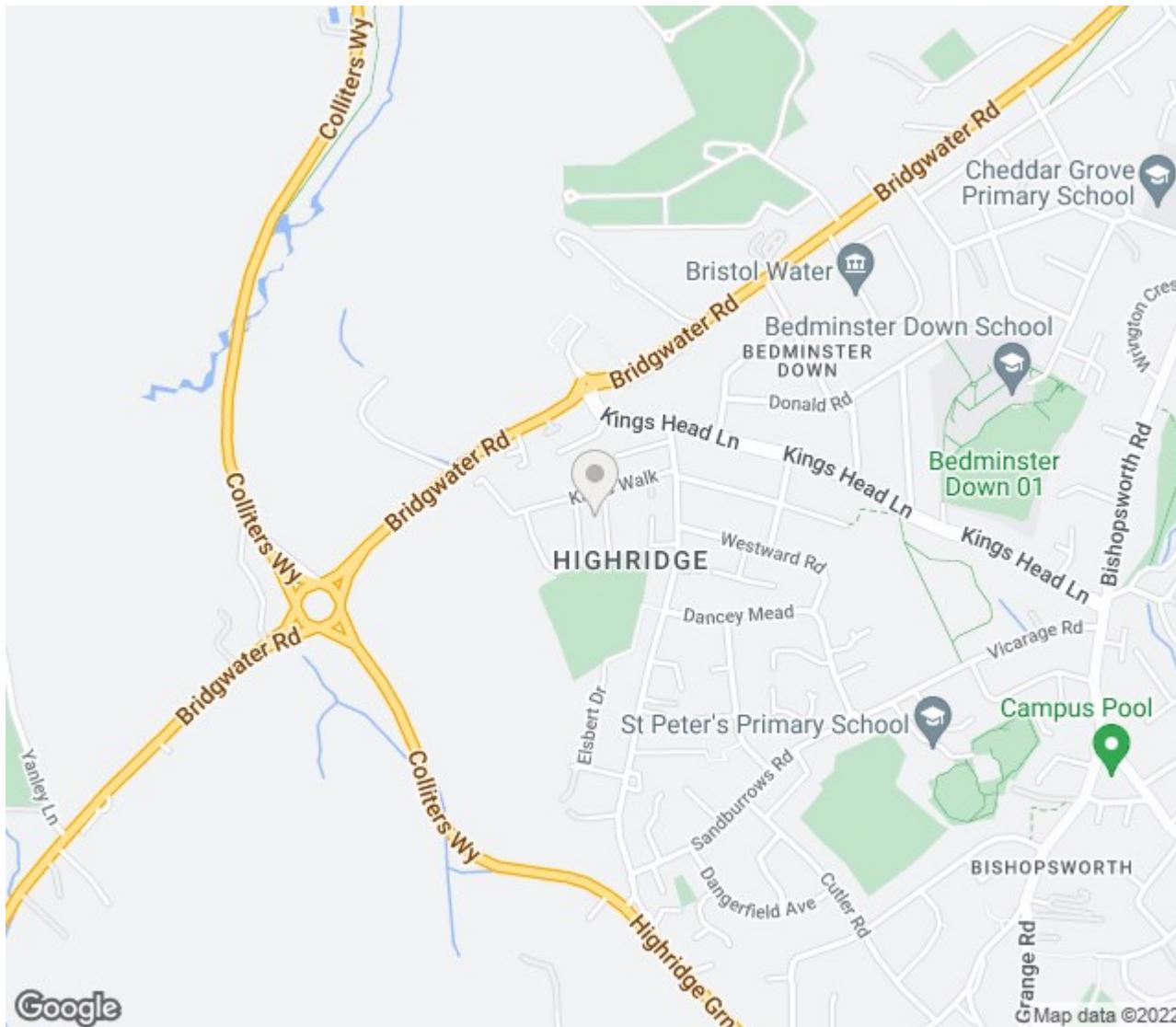




TOTAL FLOOR AREA: 1499 sq.ft. (139.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix © 2022





#### Thinking of Selling?

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.

**25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441 | [bishopsworth@hunters.com](mailto:bishopsworth@hunters.com)**

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.