



Riverland Drive, Bristol

- Semi-Detached
- No Chain
- Sizeable Rear Garden
- Close To Local Schools & Amenities
- Call Today To View!
- Off Street Parking
- Two Double Bedrooms
- Quiet Location
- Ideal For First Time Buyers

£225,000

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HERE TO GET *you* THERE

Riverland Drive, Bristol

DESCRIPTION

A fantastic opportunity to own a semi-detached home with a generous size garden, located close to local amenities. The property offers potential to modernise throughout so would be perfect for anyone looking to putting their own stamp on somewhere. Comprising in brief a living room, kitchen, two bedrooms and shower room. Benefits from off street parking, sizeable rear garden and no onward chain. Call today to view!

Entrance Hall

Access to the property through the front door into the entrance hall. Stairs leading from the ground floor to the first floor. Access to the living room and kitchen.

Living Room

16'6" x 9'6"

Leading from the entrance hall into the living room. Double glazed window to the front. Storage cupboard.

Kitchen

16'6" x 8'6"

Leading from the entrance hall into the kitchen. Double glazed window to the rear. Stainless steel sink. Space for cooker, washing machine and fridge/freezer. Storage cupboard.

Landing

Stairs leading from the ground floor to the first floor. Access to the shower room and both bedrooms.

Bedroom One

16'5" x 9'6"

Leading from the landing into bedroom one. Double glazed window to the front.

Bedroom Two

12'7" x 8'9"

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

Shower Room

5'10" x 6'2"

Leading from the landing into shower room. The shower room (currently being used as a wet room) consists of a W/C, wash basin and walk in shower.

Front Garden

Access to the property via the pathway leading to front door. Driveway providing off street parking for one car.

Rear Garden

Access to the rear garden via side access of the property. Patio area. Decorative stone chippings. Outbuilding. Enclosed by fences.

Property Information

EPC - <https://find-energy-certificate.service.gov.uk/energy-certificate/0030-2037-4050-2602-5175>

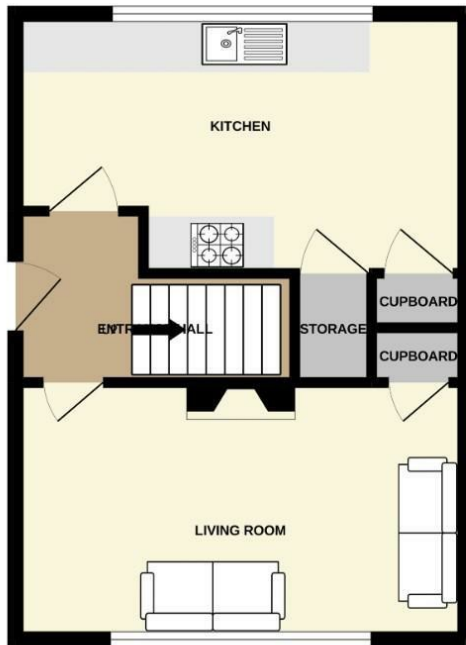
Council Tax Band - B

Freehold

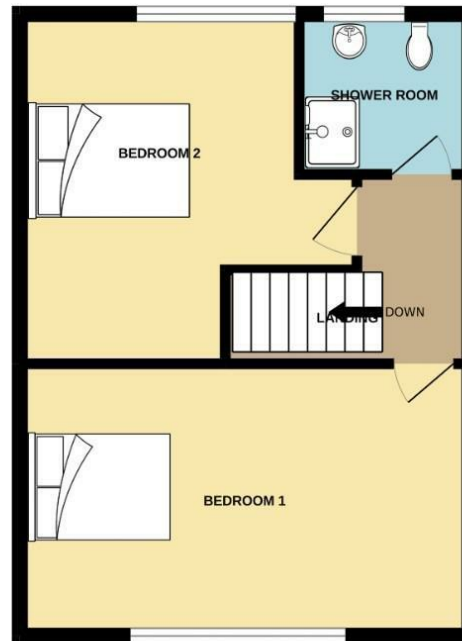




GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



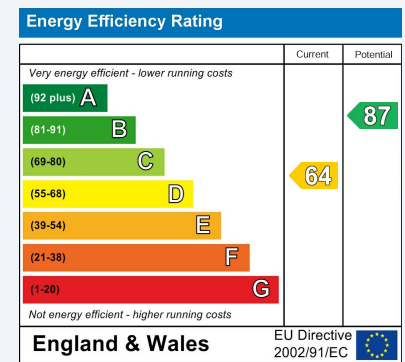
1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.6 sq.m.) approx.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.

Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.

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