

HUNTERS[®]

HERE TO GET *you* THERE



Ripon Court

Downend, Bristol, BS16 6RL

£275,000



Council Tax:



20 Ripon Court

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this David Wilson constructed end of terrace property. The property occupies a cul-de-sac position on this popular development and is conveniently located for access onto the Avon ring road, for the Bristol cycle path and for major commuting routes.

The property is also situated within easy reach for the amenities of Emersons Green and Downend. These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

The property requires some updating and in our opinion would ideally suit a first time buyer who is looking to put their own stamp on a property or an investor.

The accommodation comprises to the ground floor; entrance hall, a lounge and a kitchen/diner. To the first floor there are two bedrooms and a bathroom with an over bath shower system.

Additional benefits include; off street parking, a rear garden which is mainly laid to loose chippings and wooden decking, gas central heating and uPVC double glazed windows.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a part opaque glazed door, leading into an entrance hall.

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation and door leading into lounge.

LOUNGE

13'4" x 9'5" (4.06m x 2.87m)

uPVC double glazed window to front, gas fire, TV aerial point, under stairs storage cupboard, radiator, door leading into kitchen/diner.

KITCHEN/DINER

13'0" x 8'8" (3.96m x 2.64m)

uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap, range of wall and base units incorporating a stainless steel electric oven with four ring gas hob and stainless steel cooker hood over, roll edged work surface, space for an under the counter fridge and freezer, plumbing for washing machine, boiler supplying gas central heating, radiator, half opaque uPVC double glazed door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, airing cupboard, doors leading into all first floor rooms.

BEDROOM ONE

12'8" (widest point) (3.86m (widest point))

uPVC double glazed window to front, TV aerial point, fitted shelving, radiator.

BEDROOM TWO

12'4" x 6'6" (3.76m x 1.98m)

uPVC double glazed window to rear, radiator.

BATHROOM

6'2" x 6'1" (1.88m x 1.85m)

Opaque uPVC double glazed window to rear, champagne coloured suite comprising; W.C. wash

hand basin and panelled twin gripped bath with a chrome over bath shower system, tiled splash backs, shaver point, radiator.

OUTSIDE

FRONT

Small area of lawn with herbaceous borders, paved path leading to a covered entrance.

REAR GARDEN

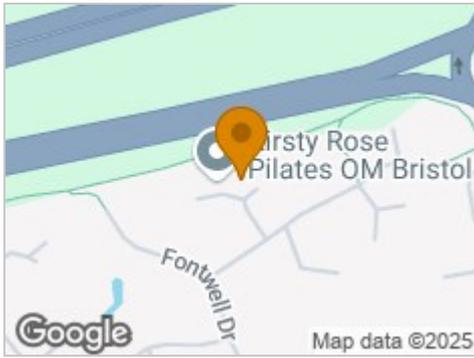
Mainly laid to loose chippings and wooden decking, timber framed garden shed, water tap, garden surrounded by wooden fencing, wooden gate providing side pedestrian access.

OFF STREET PARKING

An area to the side of the property providing off street parking spaces.



Road Map



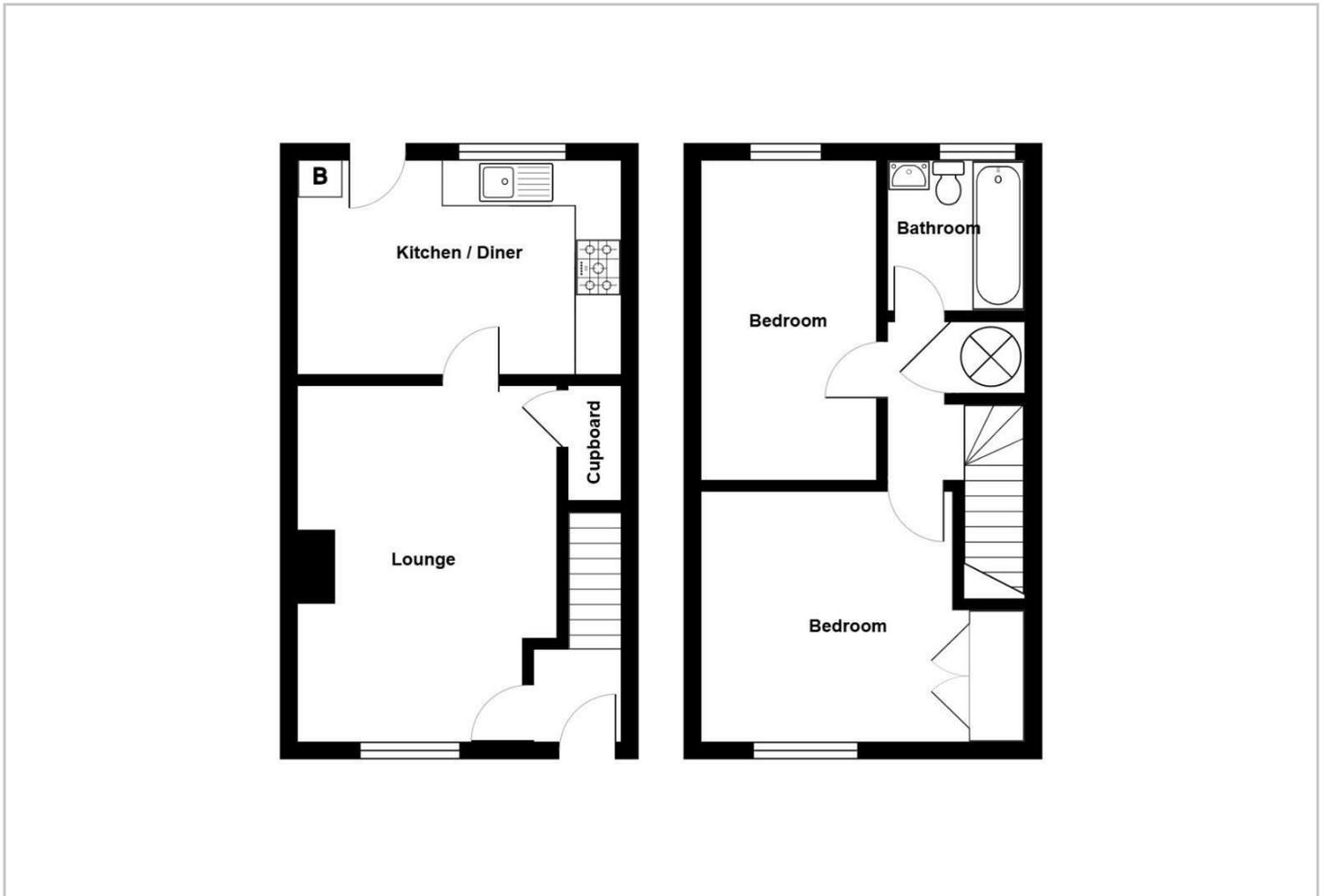
Hybrid Map



Terrain Map



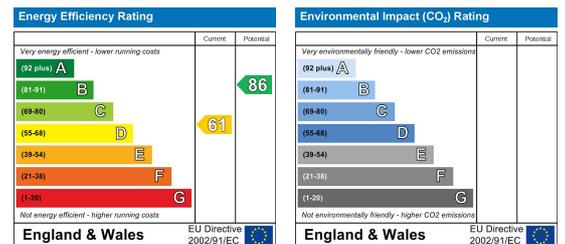
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.