



**Ridgeway Gardens, Bristol**  
, BS14 9PF

**£350,000**



# Ridgeway Gardens, Bristol

## DESCRIPTION

This modern two/three bedroom semi-detached house is offered for sale in Whitchurch, adjoining the Somerset border. The property benefits from being at the end of a quiet cul-de-sac consisting of just 7 homes, with a garage to the side and parking for multiple vehicles, and well stocked secure gardens with a southerly open aspect.

The welcoming entrance hallway leads to a light and airy lounge/diner with patio doors opening onto the front lawn. To the rear, the kitchen enjoys natural light and a door providing direct access to the rear garden, creating a practical layout for everyday living. Also on the ground floor is a versatile second reception room, which can be used as a study/third bedroom, featuring sliding patio doors to the garden. A ground floor bathroom serves this level.

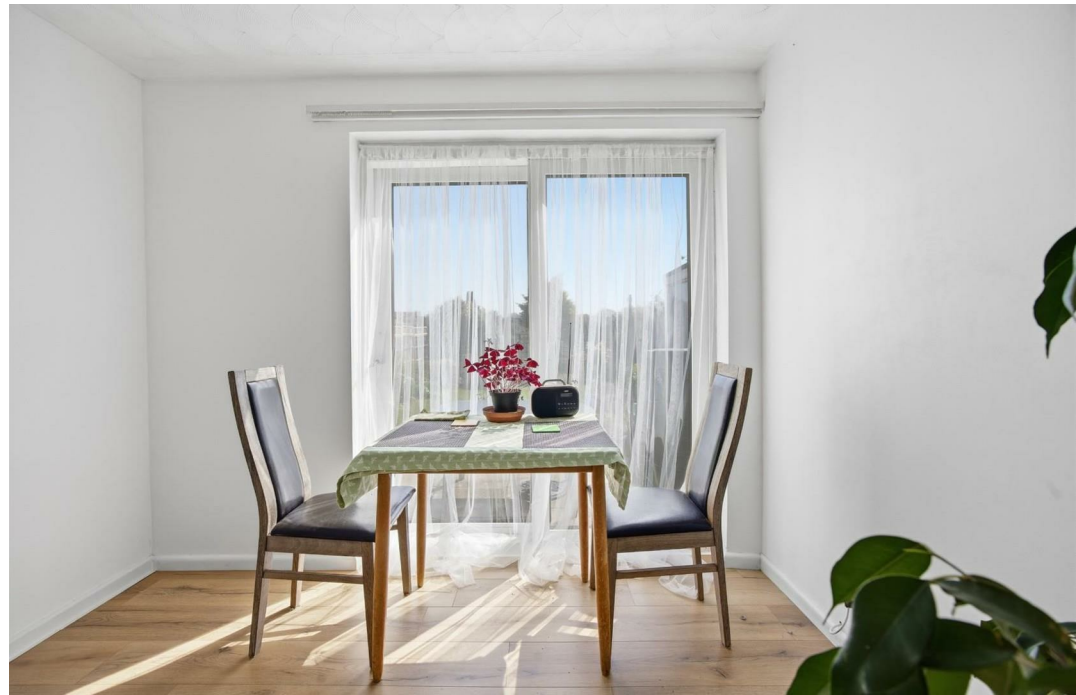
The two main bedrooms are on the first floor with the master having en suite facilities, and the second one also of generous proportions, both with under-eaves storage and wardrobes.

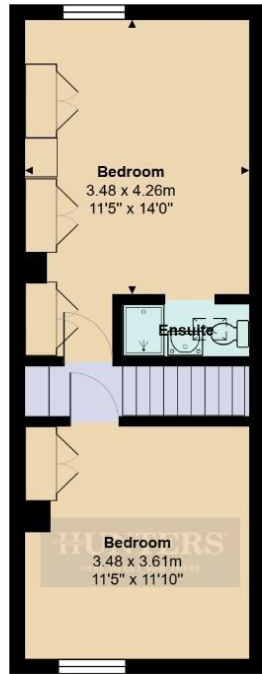
This house possesses tremendous potential for further development subject to planning permission. Call the office today to arrange a viewing appointment!

Whitchurch offers a good range of local amenities, including shops and services along nearby Wells Road, with supermarkets and cafés within a short drive. Local schools in the area make this a convenient location for families. Hengrove Park and local green spaces provide opportunities for leisure and outdoor activities.

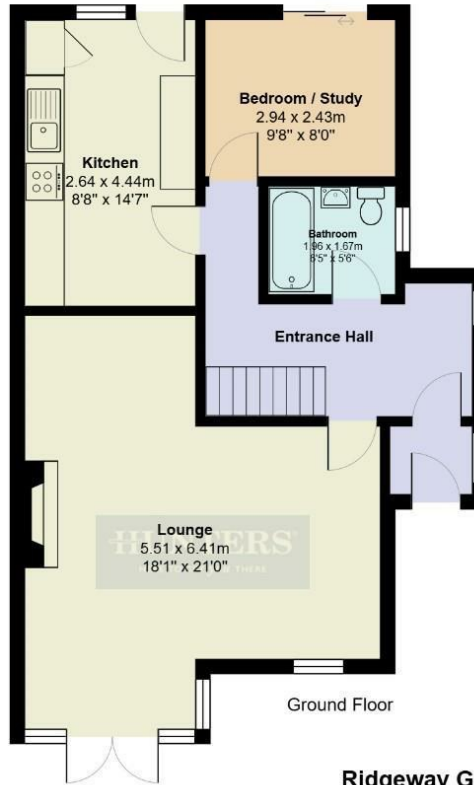
Public transport links are accessible via nearby bus routes into Bristol city centre, with typical journey times of around 20–30 minutes depending on traffic. Bristol Temple Meads railway station, reachable by car or bus, offers onward services to Bath, Cardiff, London and other major destinations.



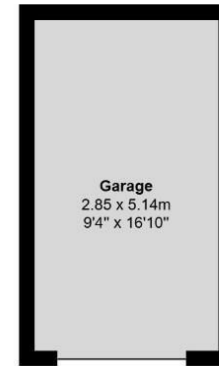




First Floor



Ground Floor

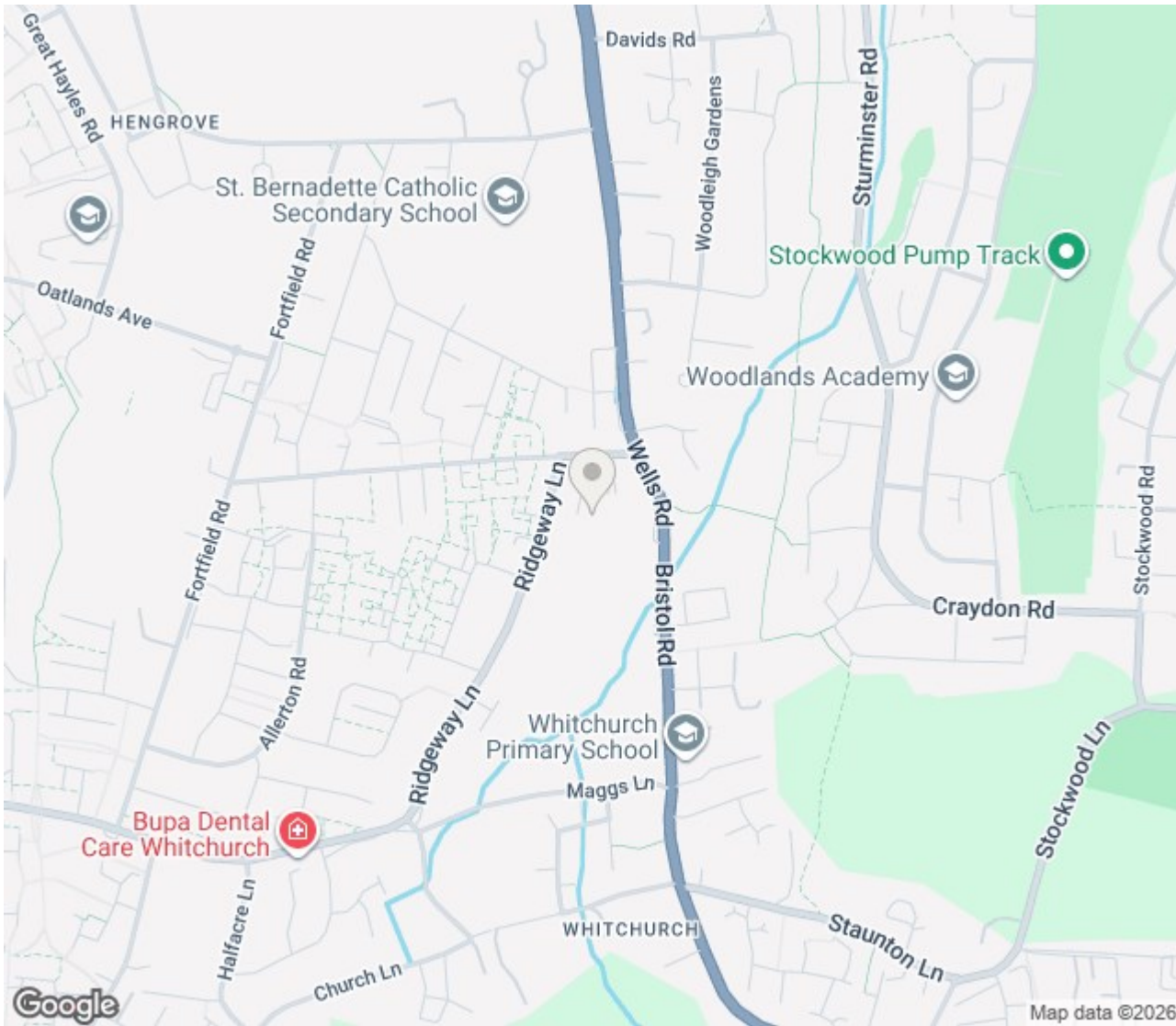


**Ridgeway Gardens, BS14**

Approximate Gross Internal Area (excluding garage) 97.7 sq m / 1052 sq ft  
 Total Area 112.4 sq m / 1209 sq ft







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### 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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**









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.