



## First Floor Flat, 253 Ridgeway Road

Bristol, BS16 3JZ

£225,000



Hunters are pleased to offer for sale this spacious 2 double bedroom maisonette with the benefit of having its own garden. This property is offered with vacant possession and would ideally suit first time buyers. Internally the property briefly comprises of a spacious lounge, a kitchen/diner and modern fitted bathroom, to the 2nd floor there are 2 double bedroom. Further benefits include, dg windows, gas central heating and a portion of garden having its own off street parking space. Viewing recommended.



## ENTRANCE VIA

Communal entrance door into...

## COMMUNAL HALLWAY

First floor maisonette door located in front, access via door to its own staircase with under stairs storage.

## FIRST FLOOR LANDING

Stairs to second floor, radiator .

## LOUNGE 15'0" x 12'0" (4.58m x 3.68m )

Double glazed window to front.

## KITCHEN/DINER 12'1" x 11'2" (3.69m x 3.41m )

Double glazed window to rear, base and wall fitted units with working surfaces and tiled splashbacks incorporating a single bowl sink, fitted gas hob with oven below, plumbing for washing machine, space for fridge freezer (all appliances are included) Wall mounted Worcester gas combination boiler serving central heating and hot water, radiator.

## BATHROOM

Double glazed window to rear, wall mounted heated towel rail, modern suite comprising of panelled bath with chrome effect mixer shower tap, low level WC, sink into unit with storage below.

## FIRST FLOOR LANDING

## BEDROOM 1 12'2" x 10'11" (3.71m x 3.34m )

Double glazed window to rear with outlook onto rear garden, built in cupboard, radiator.

## BEDROOM 2 15'0" x 8'8" (4.59m x 2.65m )

Two skylight windows to front, radiator, built in storage cupboard.

## EXTERIOR

This property benefits from having its own rear garden which can be accessed from a private lane via Travis perkins main entrance on Ridgeway Road. The spacious garden is mainly laid to lawn with lapwood fenced borders and also offers a off street parking space laid to concrete located to the rear of the garden.

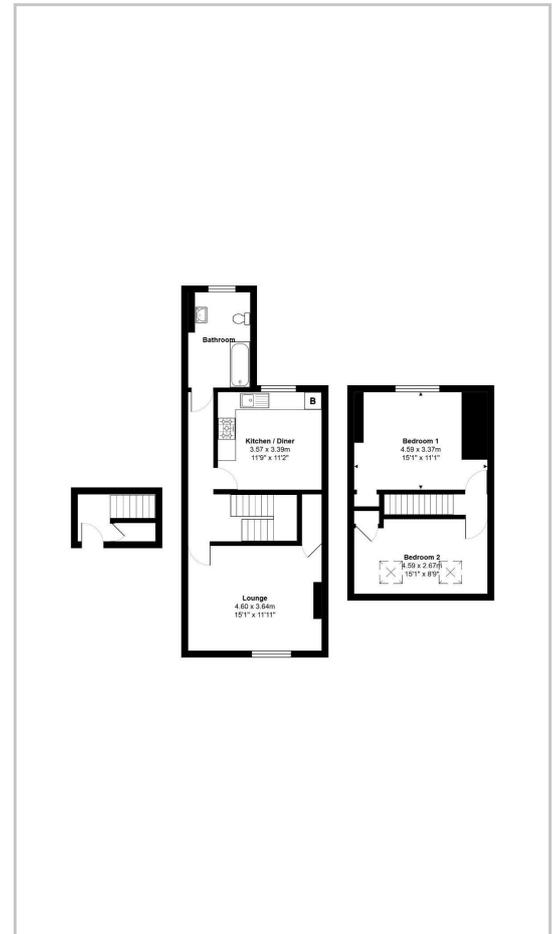
## AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

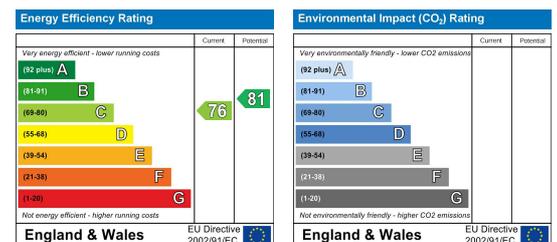
## Area Map



## Floor Plans



## 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.

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