

HUNTERS®

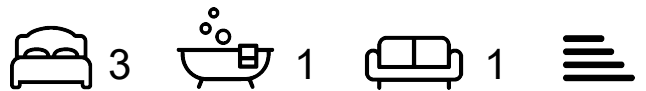
HERE TO GET *you* THERE



272 Ridgeway Road

Fishponds, Bristol, BS16 3LA

£325,000



Hunters are pleased to offer for sale this well spaced 3 double bedroom end terrace property located within close distance to the cycle track, Chesterfield primary school and Lodge Causeway offering many shops. This property would suit first time buyers or families. Internally the property briefly comprises to the ground floor, a spacious lounge, and kitchen/diner with utility area. To the first floor there are 3 double bedrooms. Further benefits include, gas central heating, dg windows, off street parking, side access and a rear garden. Viewing recommended.



Entrance
Via glass paneled door to ...

Hallway
Fitted radiator, tiled floor, stairs to first floor.

Lounge/Diner 15'6" x 11'1" (4.73m x 3.40m)
Double glazed window to front, natural wood fitted flooring, fitted radiator.

Kitchen/Diner 10'11" x 9'0" (3.33m x 2.76m)
Double glazed window to rear, fitted radiator, base and wall fitted units with rolled top working surfaces incorporating a one and a quarter bowl sink, gas point for cooker, space for fridge/freezer, area and space for table and chairs, tiled fitted flooring.

Vestibule/Utility Area
Double glazed door leading to garden, storage area with plumbing for automatic washing machine, wall mounted gas combination boiler serving central heating and hot water.

First Floor Landing
Access to loft space, double glazed window to side.

Bedroom 1 14'3" x 10'9" (4.35m x 3.29m)
Double glazed window to front, natural wood fitted flooring, fitted radiator.

Bedroom 2 13'10" x 8'11" (4.22m x 2.74m)
Double glazed window to rear, fitted radiator.

Bedroom 3 10'6" x 8'1" (3.21m x 2.48m)
Double glazed window to rear, fitted radiator.

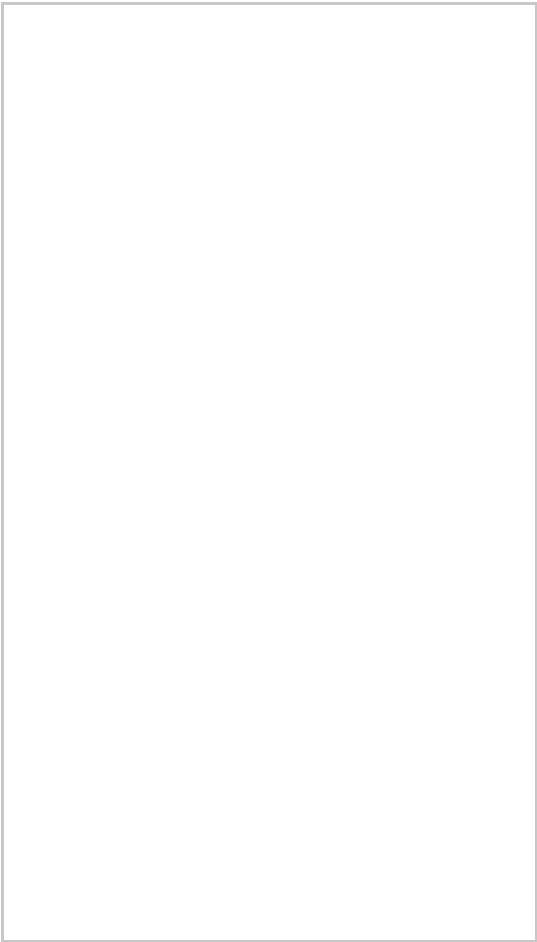
Exterior
To the rear has a lawn section with hedged borders with side access via a concrete area and wrought iron gates leading to front. There is also an outside tap and storge shed. To the front offers off street parking via a double gates. There is also a modest garden which is laid to lawn with hedged borders.

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"

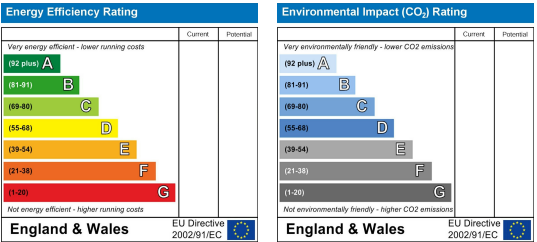
Area Map



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.