







79 Ridgeway Road, Bristol BS16 3ED

Offers in the region of £295,000

HUNTERS®
HERE TO GET *you* THERE

- 3 spacious bedrooms
- Spacious L-shaped lounge/dining room
- Secure and mature garden
- Mid-terraced house - No onward chain
- Ideal for first-time buyers and professionals
- Modern bathroom upstairs
- Separate kitchen
- Parking for 2 vehicles
- Close to Bristol/Bath cycle path
- Viewing recommended - no chain

Nestled on the charming Ridgeway Road in Bristol, this delightful mid-terraced house presents an excellent opportunity for first-time buyers, professionals, and growing families alike. With three well-proportioned bedrooms and a modern bathroom, this home offers ample space for comfortable living.

Upon entering, you are greeted by a generous L-shaped lounge and dining room, perfect for entertaining guests or enjoying family time. The separate kitchen provides a functional area for culinary pursuits, allowing for a seamless flow throughout the ground floor. The property is filled with natural light, thanks to numerous UPVC double-glazed windows, creating a warm and inviting atmosphere.

The first floor houses three bedrooms, each offering a peaceful retreat for rest and relaxation. The modern bathroom is designed with convenience in mind, catering to the needs of a busy household.

Externally, the property boasts a secure and mature garden, ideal for outdoor activities or simply unwinding in a tranquil setting. Additionally, there is a generous section of brick-laid hardstanding, providing parking for two vehicles, a valuable asset in this sought-after area. No onward chain - Vacant property.

Situated close to the Bristol/Bath cycle path, this home is perfectly positioned for those who enjoy an active lifestyle. With great potential for cosmetic improvements, this property is competitively priced and offers a fantastic opportunity to create your dream home. We highly recommend viewing this charming residence to fully appreciate its appeal.











Viewing

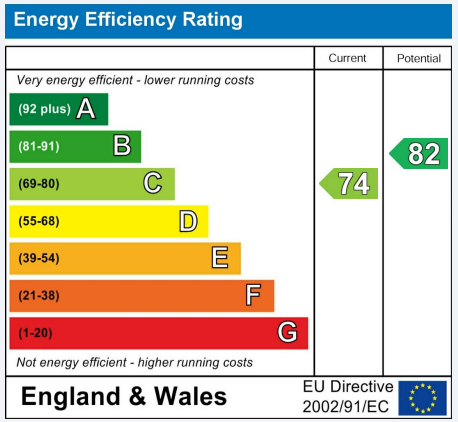
Please contact our Hunters Fishponds Office on 0117 965 3162 if you wish to arrange a viewing appointment for this property or require further information.

764 Fishponds Road, Fishponds, BS16 3UA
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The Property Ombudsman

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.

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.