

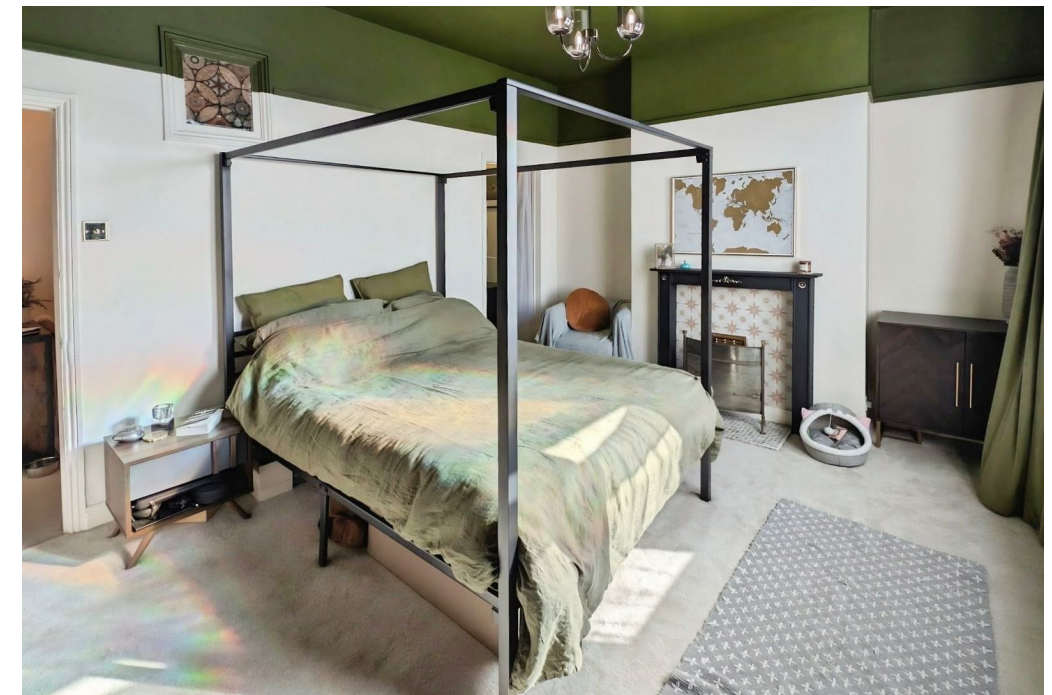
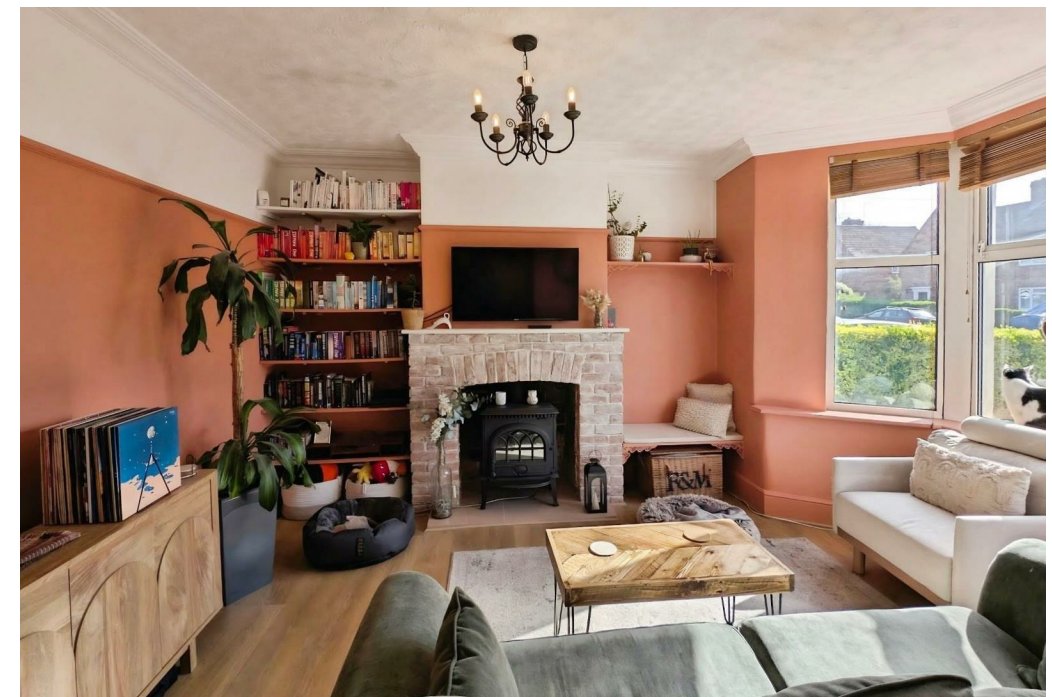


Ridgeway Road,  
Bristol,  
BS16 3JZ

£369,500



Nestled on the desirable Ridgeway Road in Bristol, this charming 3-bedroom Victorian terrace is a delightful blend of period elegance and modern convenience. Built around 1880, the property spans over 1,000 square feet and boasts a well-thought-out layout that is both spacious and inviting. The light-filled reception room welcomes you leading to an eye catching Kitchen/Dining room with walk-in pantry and island breakfast bar. This fine home offers 3 well proportioned bedrooms (one with a useful home office/study alcove). The current owners have taken great care to maintain the home, with practical upgrades including a new boiler and upgraded electrical works, ensuring a comfortable living environment. Additionally, off-road parking for two vehicles is a valuable feature, enhancing the convenience of this lovely residence. Step outside to discover a west-facing garden that offers a private and enjoyable outdoor experience for relaxation and for entertaining guests. At the far end of the garden, a detached garage presents an opportunity for extra storage or a workshop and additional parking. Located just off Fishponds Road and adjacent to the Bristol to Bath Cycle Path. This area is particularly appealing to young professionals and families, thanks to its proximity to well-regarded schools and ample green spaces.



Ground Floor

Feature composite timber grain entrance door into entrance lobby, fitted gas meter, inner decorative door into ...

Living Room 14'10" x 15'1"

Dimension minimum overall to include a UPVC double glazed bay window and entrance lobby, feature laminate wood grain effect floor, feature brick fireplace with a real flame coal effect stove, picture rail, fitted book shelves, radiator, period ceiling coving, cupboard containing electric meters, door into ...

Inner Hall

Staircase to first floor, door into ...

Kitchen/Dining Room 14'11" x 11'6"

Fitted with a range of bespoke hand finished wall, floor and drawer storage cupboards with brushed steel effect fittings to incorporate a built in double oven, inset china sink with feature mixer taps over, electric inset hob and extractor fan above, feature island breakfast bar, ceramic tiled floor, timber paneled wall, space for washing machine, dishwasher and upright fridge/freezer, UPVC double glazed tilt and turn window to rear, splash back tiling, feature walk in shelved pantry, concealed ceiling spot lights, radiator. Door into ...

Rear Lobby

Vinyl tiled floor, fitted coat hooks and shelves, UPVC double glazed door onto rear garden, door into ...

Bathroom 8'6" x 6'11"

Fitted with a white suite of paneled bath with a electric shower over, low level w.c. and inset wash basin with inner tiled surface with built in storage beneath, UPVC double glazed and frosted tilt and turn window to exterior, radiator, splash back tiling, vinyl tiled floor, alcove with a wall mounted Worcester gas fired boiler for domestic hot water and central heating.

First Floor Galleried Landing

Access to an insulated and boarded roof space.

Bedroom 1 15'0" x 11'6"

Feature timber wall, radiator, UPVC double glazed window to front, walk in study/home office alcove, feature fireplace with a decorative tiled hearth, picture rail.

Bedroom 2 12'1" x 11'5"

UPVC double glazed tilt and turn window to rear with a lovely outlook onto the rear garden, radiator, built in double wardrobe.

Bedroom 3 11'1" x 7'1"

Feature timber paneled wall, feature laminate wood grain effect floor, UPVC double glazed window with pleasant outlook onto the rear garden, radiator, concealed ceiling spot lights.

Exterior

Directly in front of the property is a decorative laid hardstanding suitable for the off street parking of vehicles.

Garden

Arranged principally to the rear of the property and extending over 60 feet length providing an initial concrete laid terrace extending onto a level well tended lawn with a raised timber edged planter to one side. Established flowering cherry tree. At the far end of the rear garden there is an area designated for the growing of fruit and vegetables, large walk in garden store with fitted shelves, outside tap.

Garage/Workshop 18'0" x 11'10"

Located within the rear garden boundary and access via a rear secure communal gate providing access onto a rear service lane leading to the garage, aluminum up and over door, rear pedestrian door onto the rear 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”

Tenure: Freehold  
Council Tax Band: B



- A superb Victorian mid terraced home
- Lovely atmosphere, style and character
- Stylish kitchen and luxury bathroom
- 3 bedrooms
- New gas heating boiler installed
- Off-road driveway parking
- West-facing private garden
- Ideal for professionals and growing families
- Detached Garage
- Close to schools, public parks and Bristol/Bath cycle path

| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 |         | 84                                                                                                            |
| (81-91) B                                   |         |                                                                                                               |
| (69-80) C                                   |         |                                                                                                               |
| (55-68) D                                   | 63      |                                                                                                               |
| (39-54) E                                   |         |                                                                                                               |
| (21-38) F                                   |         |                                                                                                               |
| (1-20) G                                    |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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.

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