



Ridgeway Road, Bristol, BS16 3DX

£290,000



Nestled in the charming area of Fishponds, Bristol, this delightful house on Ridgeway Road offers a perfect blend of character and modern living. Built in the early 1900s, the property boasts a rich history while providing the comforts of contemporary life.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. These spaces are filled with natural light, creating a warm and welcoming atmosphere. The layout is thoughtfully designed, allowing for easy flow between the rooms, making it perfect for family gatherings or quiet evenings at home.

The house features two well-proportioned bedrooms, providing ample space for rest and privacy. Each room is designed to be a tranquil retreat, ensuring a peaceful night's sleep. The bathroom is conveniently located and equipped with essential amenities, catering to the needs of modern living.

The property is situated in a vibrant community, with local shops, parks, and schools just a stone's throw away. Fishponds is known for its friendly atmosphere and excellent transport links, making it easy to access the wider Bristol area.

This house on Ridgeway Road is an excellent opportunity for those seeking a charming home with character in a desirable location. Whether you are a first-time buyer or looking to downsize, this property is sure to impress with its unique features and convenient setting. Don't miss the chance to make this lovely house your new home.



Entrance

Georgian style entrance door into ...

Hall

Timber laid floor, period ceiling archway.

Lounge 13'9" x 11'5"

Dimension maximum overall into a UPVC double glazed bay window, former fireplace opening, picture rail, period style ceiling rose, two radiators.

Second Sitting/Dining Room 14'0" x 11'9"

Staircase to first floor with useful recess beneath, electric meters, radiator, UPVC double glazed window with outlook onto the rear garden, former fireplace opening, timber laid floor, multi paned door into ...

Kitchen 10'0" x 7'3"

Fitted with a range of timber grain effect fronted wall, floor and drawer storage cupboards to incorporate a built in oven, inset gas hob and concealed extractor over, marble effect working surfaces and matching splash backs, waterproof laminate floor, concealed ceiling spot lights, space for washing machine and fridge, fitted slim line dishwasher, UPVC double glazed window with pleasant outlook onto the rear garden, half glazed door to exterior, single drainer stainless sink unit.

First Floor Landing

Access to roof space.

Bedroom 1 14'9", x 11'3"

Twin UPVC double glazed windows to front, built in single door wardrobe, radiator.

Bedroom 2 11'11" x 9'10"

UPVC double glazed window, two built in double wardrobes, radiator.

Bathroom 10'0" x 7'4"

White suite of paneled bath with mixer shower unit over, low level w.c. pedestal wash basin, vinyl timber grain effect floor, radiator, UPVC double glazed and frosted window to rear, heated towel rail, splash back tiling.

Exterior

The garden is arranged principally to the rear of the property and is South Westerly Facing it extends approx. 30 feet in length providing an initial paved approach and patio with low stone retaining walls on two sides with natural stone edged and raised flower bed and step onto a level section of lawn offering a pleasant outlook.

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 lovely bay fronted 1900's 2 bedroom terrace
- Charming rear garden with open aspect
- 2 generous reception rooms
- Well proportioned accommodation with some original character
- Ideal for professional, first time buyers and DIY enthusiasts
- Requiring general refurbishment, modernisation and improvement work
- Great position, just off Fishponds Road
- Also suited Buy to let investors
- Vacant - No chain
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		62
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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