



## 22 West Ridge, Frampton Cotterell, Bristol

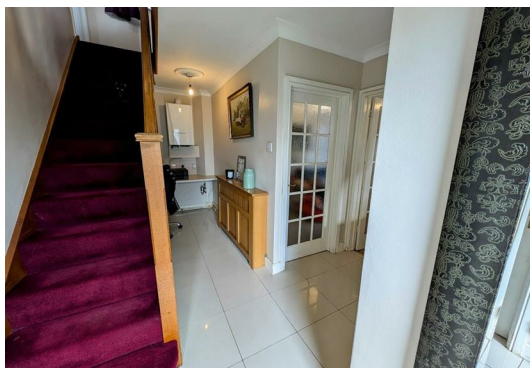
- Extended Detached House
- Kitchen & Utility Room
  - 4 Bedrooms
  - Gardens
- No Upward Chain
- 2 Receptions
- Cloakroom
- White Bathroom
- Garage & Parking

**£425,000**

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### Entrance Hallway

Double glazed door with matching double glazed side panel, tiled flooring, stairs to 1st floor, radiator, under stair study area, wall mounted gas boiler.

### Cloakroom

Double glazed window to the front, white WC, pedestal wash hand basin, tiled walls and tiled flooring.

### Lounge

17'8" x 11'8"

Double glazed window to the side, Tv point, gas feature fireplace, radiator.

### Dining Room

14' x 8'7"

Double glazed French doors opening to the side, TV point, radiator.

### Kitchen

10'4" x 8'6"

Double glazed window to the front, range of wood wall, drawer and base units with work surface over, part tiled walls, 1.5 sink unit with mixer tap over, built in electric oven with gas hob and extractor fan over, tiled floor, breakfast bar, multi painted glass door into

### Utility Room

8'5" x 6'1"

Double glazed windows to the front and rear and double glazed door to the side, wall units, work surface with spaces for washing machine, tumble dryer, dishwasher, under counter fridge and freezer, tiled flooring, access to loft space.

### First Floor Landing

Double glazed window, access to loft space, gallered landing, doors into

### Bedroom One

13'1" x 8'8"

Double glazed window, radiator.

### Bedroom Two

11'7" x 10'5"

Double glazed window, radiator.

### Bedroom Three

10'2" x 8'5"

Double glazed window, radiator.

### Bedroom Four

11'9" x 6'8"

Double glazed window, radiator.

### Bathroom

Double glazed window, white suite comprising paneled bath with mixer tap and shower over, pedestal wash hand basin, low level WC, tiled walls, tiled effect flooring.

### Outside

The gardens wrap around the house, mainly laid to lawn with patio areas, outside tap, raised shrub and plant borders with part walled and part hedge boundaries, steps leading to the garage.

### Garage

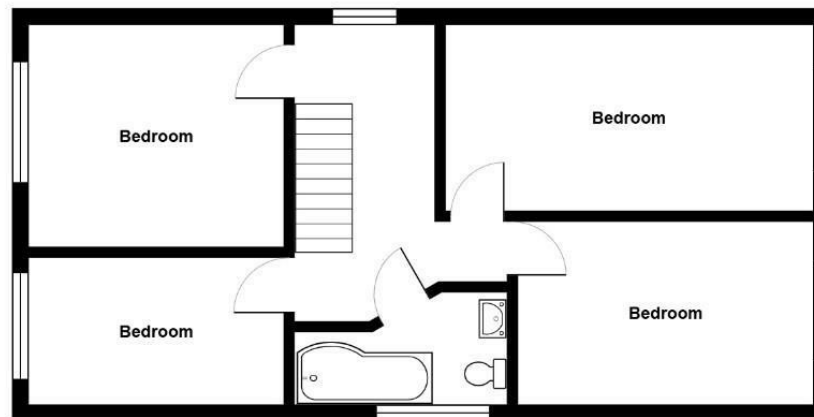
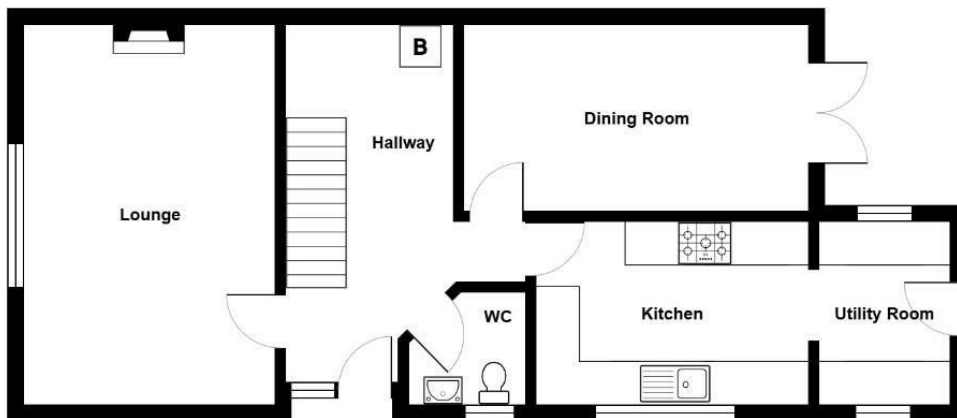
18'11" x 9'6"

There is a detached single garage with up and over door, glazed window to the side, light and power. The the front of the garage has blocked paved double parking space.

### Agents Note

The property has owned solar panels.

"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"



## 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.

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>93</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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### Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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