

HUNTERS®

HERE TO GET *you* THERE



216 Ridgeway Road

Fishponds, Bristol, BS16 3LP

Offers In The Region Of £325,000



Hunters Estate Agents – Fishponds office is delighted to offer this attractive 1930s bay fronted 3-bedroom home within a short terrace providing spacious well-proportioned accommodation with potential. This attractive home ideally suited to professionals and DIY enthusiasts provides the opportunity for improvement. Features of the property include a stylish shower room, modern gas heating system and many double glazed windows. The property should appeal to a wide range of buyers keen to place their own stamp on this home. Hunters exclusive - recommended viewing



Entrance

UPVC double glazed entrance door with matching fixed windows along side into ...

Hall

Staircase to first floor with useful recess beneath, radiator, electric meters.

Dining Room 12'5" x 11'2" (3.80m x 3.42m)

UPVC sliding patio doors onto the rear garden, wide opening onto

Lounge 13'1" x 13'7" (4.01m x 4.15m)

Maximum overall dimension into a UPVC double glazed bay window, dado rail, radiator, fireplace surround with built in Baxi Bermuda gas fire (not tested).

Kitchen 9'1" x 7'5" (2.78m x 2.28m)

Several wall and floor storage cupboards, space for electric cooker, fridge and washing machine, single drainer sink unit, radiator, UPVC double glazed window to rear, multi paned door into ...

Rear Lean To 6'2" x 4'9" (1.89m x 1.46m)

Door to exterior.

First Floor Landing

Access to roof space, built in shelved cupboard.

Bedroom 1 14'4" x 11'3" (4.38m x 3.45m)

Dimension maximum overall into a UPVC double glazed bay window, one wall to wall fitted with sliding door wardrobes , radiator.

Bedroom 2 12'4" x 11'8" (3.78m x 3.57m)

One wall to wall fitted with sliding door wardrobes, radiator.

Bedroom 3 7'5" x 7'4" (2.28m x 2.26m)

UPVC double glazed window to front, radiator.

Shower Room (former bathroom) 6'2" x 5'11" (1.89m x 1.82m)

A modern suite of close coupled wash basin and low level w.c. walk in shower enclosure with a built in thermostatically controlled shower, tiled walls, UPVC double glazed and frosted window to rear, wall mounted Worcester gas fired boiler for domestic hot water and central heating, heated towel rail.

Exterior

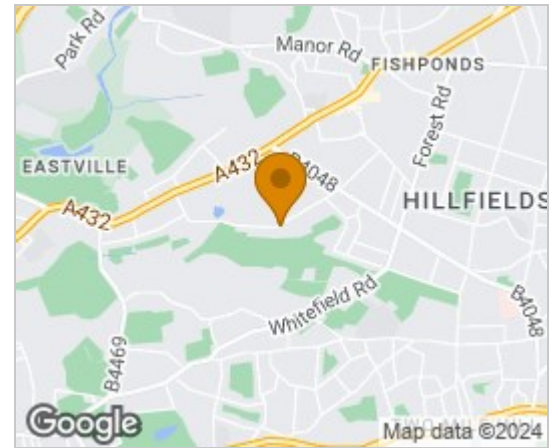
Off Street Parking Space

Directly in front of the property is a generous tarmac laid hard standing for two vehicles.

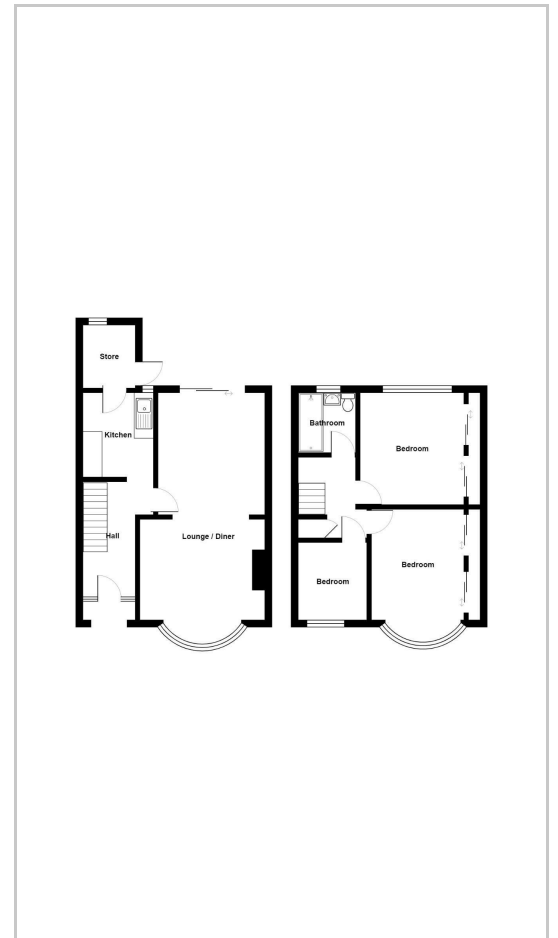
Garden

Arranged principally to the rear of the property providing an initial paved patio surface extending onto brick edged decorative graveled surfaces, timber shed, outside tap, rear pedestrian gate onto a rear pedestrian path.

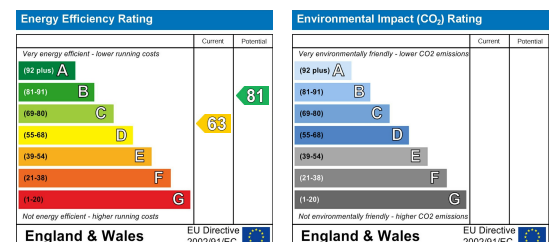
Area Map



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.

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