

HUNTERS[®]

HERE TO GET *you* THERE



301 Ridgeway Road

Fishponds, BS16 3JZ

£425,000



Hunters, Fishponds are delighted to offer for sale this fantastic highly impressive 3 bedroom Victorian mid terrace property offering a wealth of character and period features. This fabulous and very well spaced home has the benefit of being offered with vacant possession to suit a wide range of buyers. Internally the property briefly comprises to the ground floor, a lounge, a separate dining room, a modern fitted kitchen and a luxury appointed contemporary bathroom. To the first floor there are 3 good size bedrooms. Further benefits include a lovely generous rear garden, a spacious detached garage and a front garden. We would highly recommend viewing this fine home!



ENTRANCE

Stain and leaded door into ...

HALLWAY

Feature decoratively tiled floor, radiator, feature natural wood stripped floor, staircase to first floor.

LOUNGE 14'4" x 12'6" (4.37 x 3.81)

Feature log burning stove within a contemporary stone surround and slate laid hearth, craftsman built floor storage cabinets with alcove shelves above, dimension maximum overall into a UPVC double glazed bay window and alcoves, radiator, dado rail, period ceiling coving.

DINING ROOM 12'8" x 12'6" (3.87 x 3.82)

Hugely impressive cast iron fireplace with pictorial inlay tiles, elegant marble surround, slate laid hearth, natural wood stripped floor, radiator, picture rail, multi paned sash window with lovely outlook onto rear garden, serving hatch to kitchen, understairs cupboard.

KITCHEN 12'6" x 8'11" (3.81 x 2.72)

Fitted with a contemporary style of paint finished wall floor and drawer storage cupboards with stainless steel effect handles and superb natural wood block working surfaces, natural feature stripped floor, radiator, inset single bowl sink unit with mixer taps over, spaces allocated for range cooker, fridge/freezer, washing machine and dishwasher, splash back tiling, UPVC double glazed window to exterior, fitted wall shelves, picture rail, opening into ...

REAR LOBBY

Tiled floor, stable door onto rear garden, door into ...

BATHROOM 8'11" x 7'6" (2.73 x 2.28)

Window to rear, Luxury appointed contemporary bath suit with curved panelled bath, chrome effect shower mixer tap, over head extra large shower head insert, sink into storage unit with cupboard below, low level w.c, built in shelving and heated towel rail.

FIRST FLOOR LANDING

Gallery landing with balustrade, access to roof space via timber ladder.

BEDROOM 1 15'11" x 14'3" (4.86 x 4.34)

A stunning room with feature natural wood stripped floor and cast iron fireplace with a lovely tiled hearth, dimension maximum overall into one wall to wall fitted with wardrobes with ceiling height cupboards and also maximum into a UPVC double glazed bay window, picture rail, radiator.

BEDROOM 2 12'4" x 6'8" (3.77 x 2.03)

Dimension maximum overall. UPVC double glazed window to rear with a lovely outlook onto a rear garden, radiator.

BEDROOM 3 10'6" x 8'10" (3.20 x 2.70)

Alcove shelves, feature natural wood stripped floor, UPVC double glazed window with a lovely outlook onto the rear garden, radiator, cupboard containing a gas fired boiler for domestic hot water and central heating. (2021)

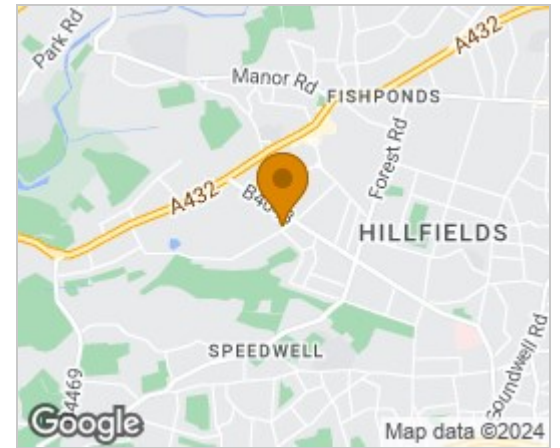
EXTERIOR

The front garden stands within wrought iron boundary fencing and offers decorative and paved surfaces for ease of maintenance. This area could potentially form an off street parking space with the necessary authority approvals. The significant rear garden a particular feature of the sale extends approximately 60 feet in length and has been the subject of considerable landscaping and care by the present owners to form decorative gravel surfaces and pathways leading onto an extensive level lawn with colourful borders and stocked with a variety of flowering plants and interesting shrubs extending to a area designated for the growing of fruit and vegetables.

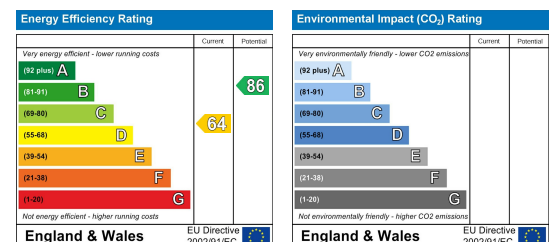
GARAGE 20'8" x 12'3" (6.30 x 3.73)

Located within the rear garden boundary and accessed via a rear gated lane is the detached garage with power and light, rear pedestrian door onto rear garden alongside window, aluminium up and over door, pathway to side with a pedestrian gate leading onto the back access lane. There is also a concrete laid hard standing directly into front of the garage.

Area Map



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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