



Ridgeway Parade,
Bristol,
BS5 6RF

Offers In The Region Of
£350,000



Hunters Estate Agents - Fishponds Office are delighted to offer this lovely Victorian home is arranged over 3 floors providing flexible living space making it ideal for both first time buyers and growing families alike. The entrance hall provides access to both reception rooms, the lounge to the front offers a cosy place to relax on an evening whilst the modern open plan Kitchen/Dining room to the rear is excellent for entertaining with doors opening out to the rear garden, perfect for summer BBQ's. The first floor has 2 double bedrooms alongside a stylish family bathroom. The loft space has been converted (Building regulations approved) to form a spacious Master bedroom. Storage is aplenty in this home with a handy utility cupboards and additional storage under the stairs and fitted cupboards and shelving added to most rooms.

Externally, the property has an enclosed rear garden which has been recently landscaped. Offering something for everyone with a mix of decking, lawn and patio areas. Situated on a popular road on the Eastville/Fishponds border. The location of the property is well serviced with direct bus routes into the City Centre and beyond. Easy access to the M32 leading to M4/M5 make this ideal for commuters. All local amenities are just a short walk away with an abundance of choice for food outlets and retail shops along both Fishponds Road and Stapleton Road. The property is within walking distance to Eastville park, ideal for those who love the outdoors, Park Runs or just for a stroll on a Sunday afternoon. Hunters Exclusive - Recommended viewing.



The accommodation arranged over three floors features considerable original character and style.

GROUND FLOOR

Multi paned entrance door with stained and leaded glazed details and feature stained fixed window above into...

HALL

Feature natural wood stripped floor, built in cupboard with electric consumer unit, staircase to first floor with built in cupboard beneath and plumbing for washing machine, radiator, additional cupboard with gas meters, period ceiling coving.

LOUNGE 14'8" x 10'7"

Maximum overall into a UPVC double glazed bay window with window seat, feature fireplace opening with exposed brick surround and solid timber mantle over, built in book shelves, radiator.

KITCHEN/DINING ROOM 15'11" x 11'11"

Fitted with a range of floor, drawer and wall storage with natural wood block working surfaces and inset China sink, built in oven, inset gas hob and fitted extractor above, feature natural wood stripped floor, radiator, space for upright fridge/freezer, tiled splash backs, feature cabinets and book shelves built into alcoves, feature cast iron fireplace with inlay pictorial tiles and natural wood surround, concealed ceiling spotlights, UPVC double glazed windows with a lovely outlook onto the rear garden, UPVC double glazed French doors opening onto the rear garden, cupboard containing a gas fired boiler for domestic hot water and central heating.

FIRST FLOOR LANDING

Door revealing a staircase to the top floor.

BEDROOM 2 12'0" x 8'5"

Minimum overall to include two built in double wardrobes, radiator.

BEDROOM 3 12'0" x 9'9"

Built in double wardrobe, radiator, UPVC double glazed window to rear with a lovely elevated outlook onto the rear garden, fitted fold down desk and book shelves.

BATHROOM 8'3" x 5'8"

White suite of P shaped bath with a built in thermostatically controlled shower over, low level WC and wash basin with vanity storage beneath, heated towel rail, UPVC double glazed and frosted window to rear, concealed ceiling spotlights and extractor, splash back tiling, feature natural wood floor.

TOP FLOOR

MASTER BEDROOM 1 15'5" x 13'1"

Access to under eaves storage space, two velux roof windows with far reaching views towards the city skyline.

EXTERIOR

GARDEN

Arranged principally to the rear of the property the delightful rear garden a particular feature of the sale offers an initial area of decked terrace with wood shed and log store alongside with purpose built bench seating and railway sleeper edged and raised beds, three steps lead onto a generous informal lawn with flowering cherry and other young trees with well stocked and established borders on both side. At the far end of the garden there is a paved terrace with large timber shed alongside.

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 stunning period 3 bedroomed Period home
- Charming and stylish accommodation arranged over 3 floors
- Superb master bedroom roof conversion
- Outstanding character, comfort and style
- Feature landscaped rear garden
- Owners found - Keen to sell
- Eastville/Fishponds borders
- Close to Eastville park providing open space, Park Runs and more
- Lovely open plan arranged Kitchen/Dining room
- Hunters Exclusive - Recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	78
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.

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.