

HUNTERS®

HERE TO GET *you* THERE



18 Ridgeway Road

Fishponds, Bristol, BS16 3DX

Offers In Excess Of £300,000



Hunters Estate Agents - Fishponds office are delighted to offer this charming 2 bedroomed bay fronted 1900's built home - offered with vacant possession. This spacious home represents an ideal opportunity for professionals, first time buyers and DIY enthusiasts. The house is well proportioned, with some original features and upstairs bathroom. The property needs general refurbishment , modernisation and improvements works, all within the scope of most buyers. Priced to attract early interest this home may also appeal to Buy to Let investors offering potential to let 3 letting rooms. This attractive home benefits from UPVC double glazing, Gas heating and a lovely enclosed rear South Westerly facing garden extending approximately 30ft in length. The property occupies a convenient position just off Fishponds Road and within walking distance of local shops, services and Eastville Park. Hunters Exclusive - recommended viewing. Call FISHPONDS office for Open House viewing events.



Entrance
Georgian style entrance door into ...

Hall
Timber laid floor, period ceiling archway.

Lounge 13'9" x 11'5" (4.20m x 3.48m)
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" (4.27m x 3.59m)
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" (3.06m x 2.22m)
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" (4.50m, x 3.44m)
Twin UPVC double glazed windows to front, built in single door wardrobe, radiator.

Bedroom 2 11'11" x 9'10" (3.64m x 3.02m)
UPVC double glazed window, two built in double wardrobes, radiator.

Bathroom 10'0" x 7'4" (3.07m x 2.24m)
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"

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.

Area Map



Floor Plans



Energy Efficiency Graph

