



Risdale Road , Bristol, BS3 2QT

- No Onward Chain
- Off street parking & rear access
- Garage & Outbuilding with power
- Gas Central Heating
- Well presented throughout
- Large Garden
- Kitchen/ Diner & living room
- uPVC Double Glazed Throughout

£365,000



Risdale Road, , Bristol, BS3 2QT - £365,000

DESCRIPTION

Hunters are pleased to offer for sale this well presented three bedroom home on Risdale Road, Ashton Vale. Offered in this superb location with no onward chain its sure to prove perfect for couple or family looking for a home thats offered in great condition offering all modern conveniences.

Internally the ground floor offers a spacious kitchen/ diner which affords an open view over the garden, there is also a separate living room accessed off the hallway or by french doors from the kitchen. Upstairs there are two double bedrooms whilst the third fits a single bed, there is a modern shower room that is tiled throughout. The garden is a great space mostly laid with lawn but does offer a patio area, there is rear access via a private lane and single garage, also on offer is a separate outbuilding which boasts plumbing & electric. To the front there is off street parking and gated side access to the garden,

Ashton Vale sits just on the outskirts of Ashton, an area predominantly popular with families due to its proximity to local primary and secondary schools. There is a convenience store & bus stop just around the corner on Ashton Drive, the popular & vibrant North Street sits just under a miles walk away, as does the pretty Greville Smyth Park.

TENURE

Freehold

COUNCIL TAX BAND

B

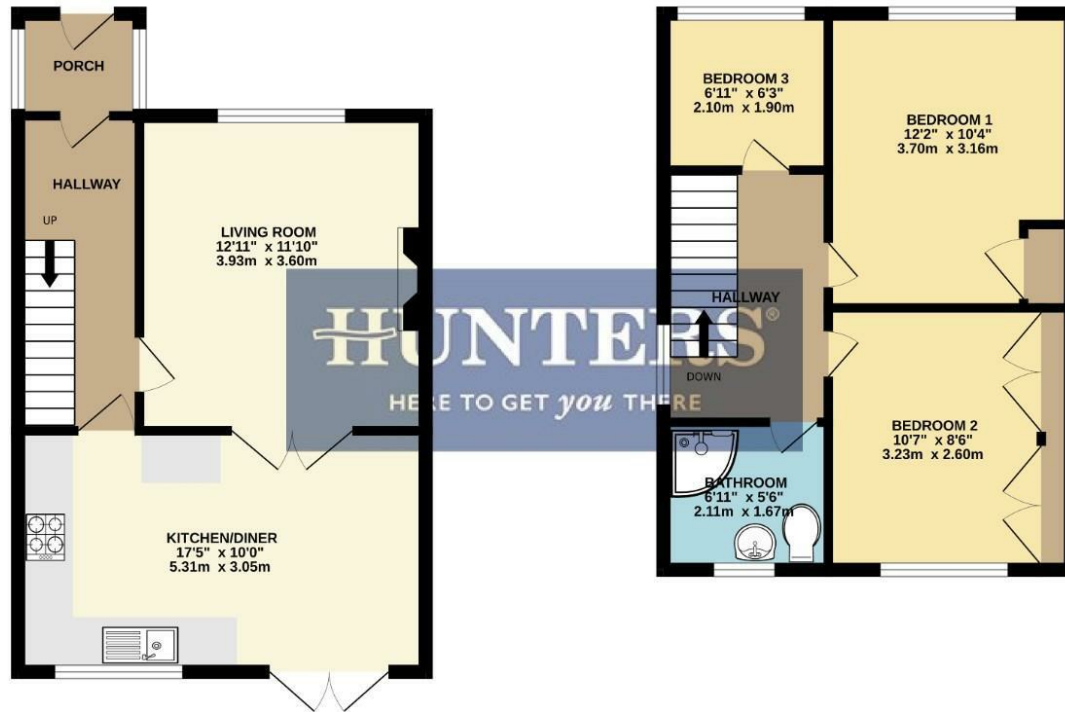
EPC BAND - TBC - An EPC has been ordered.





GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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) 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			
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.



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