



HUNTERS
HUNTERS.COM BUYER
FOR SALE
BOMBS AVOIDING

32

32

32

32

32

HUNTERS[®]
HERE TO GET *you* THERE

32 Ripon Road, Bristol, BS4 4BS

32 Ripon Road, Bristol, BS4 4BS

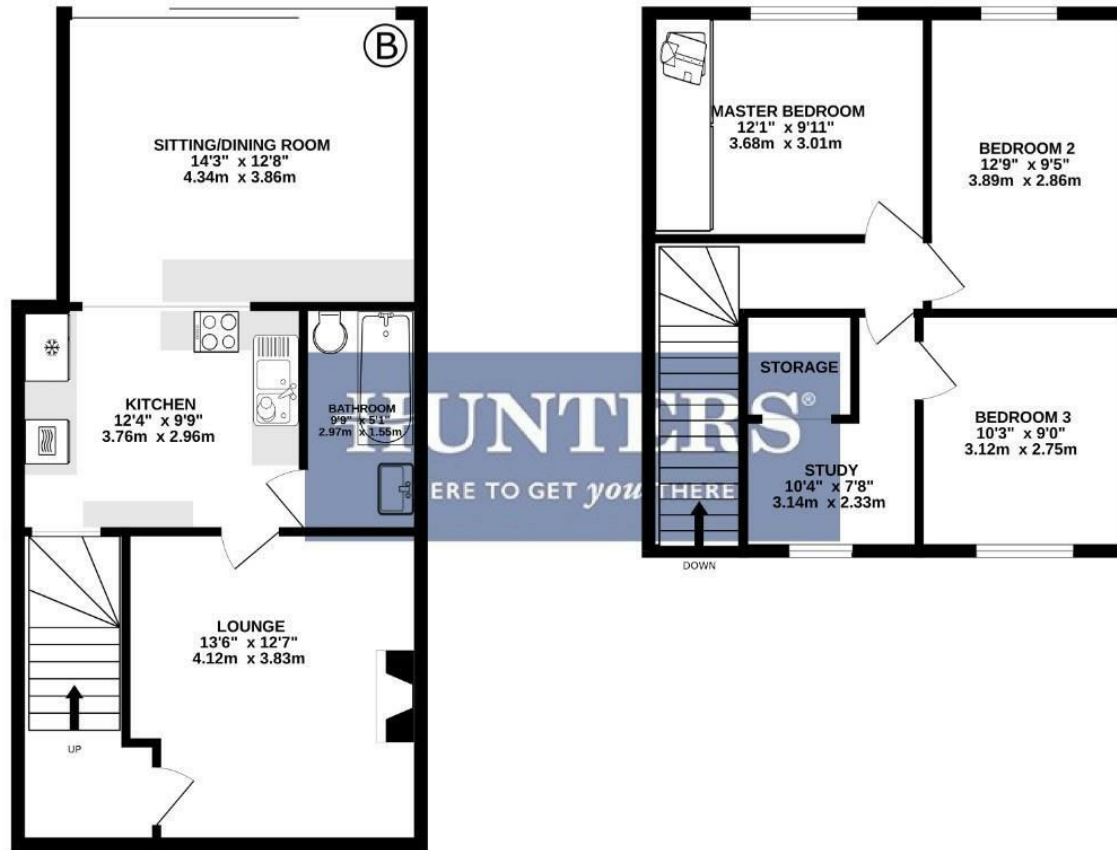
Offers In Excess Of £350,000

Welcome to Ripon Road, Bristol - a charming location for this delightful mid-terrace house boasting three bedrooms. plus a study This property has been extended to the rear, providing extra space for your comfort and convenience. The rear garden offers a lovely outdoor retreat, perfect for relaxing or entertaining guests.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
knowle.bristol@hunters.com | www.hunters.com

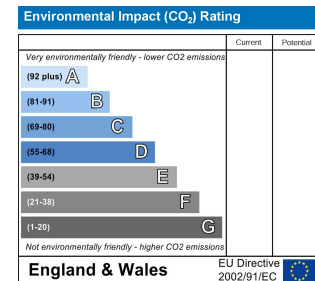
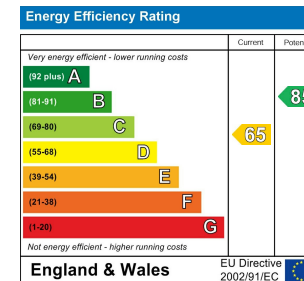
GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1075 sq.ft. (99.9 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.
Made with Metrofix 5/2024.



Entrance Hall

Composite entrance door, meter cupboard, stairs to first floor, tiled flooring

Lounge

uPVC double glazed window to front, chimney breast with electric fire, radiator, carpet

Kitchen

Range of wall and base units with solid wood surfaces above, belfast sink, fitted oven, grill and microwave, space for american fridge freezer, plumbing for washing machine, space for dishwasher, electric hob, large understairs pantry with space for tumble dryer, opening through to the sitting/dining room, radiator, laminate flooring

Sitting/Dining Room

Bi-Fold doors leading to the rear garden, entertainment wall, radiator, cupboard housing a combi boiler, laminate flooring

Bathroom

modern three piece bathroom suite with mixer shower over the bath, towel radiator, tiled flooring

Landing

Carpet, loft access

Bedroom One

uPVC double glazed window to rear, large fitted wardrobes, radiator, laminate flooring

Bedroom Two

uPVC double glazed window to rear, radiator, carpet

Bedroom Three

uPVC double glazed window to front, radiator, carpet

Study

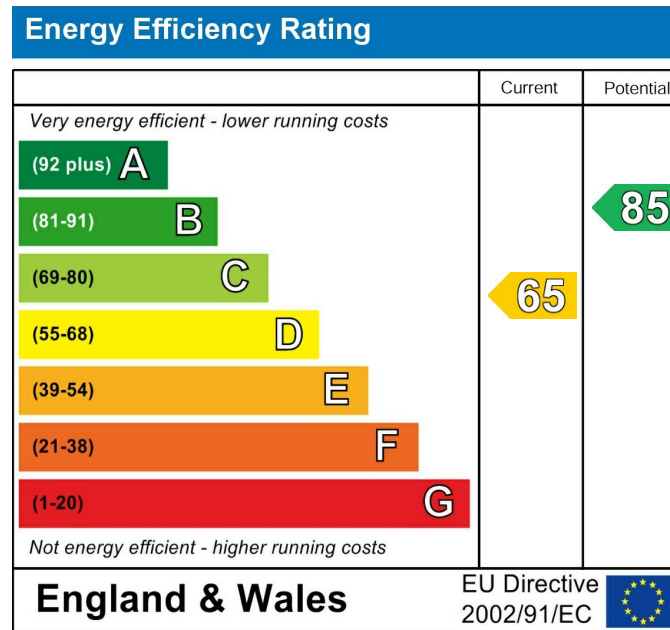
uPVC double glazed window to front, storage over stairs, laminate flooring

Rear Garden

Fully enclosed with gated side access, laid to artificial lawn and patio. large outbuilding to rear currently used for storage and has power and lighting

Off Street Parking

Situated to the front of the property providing parking for two cars



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. 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.







