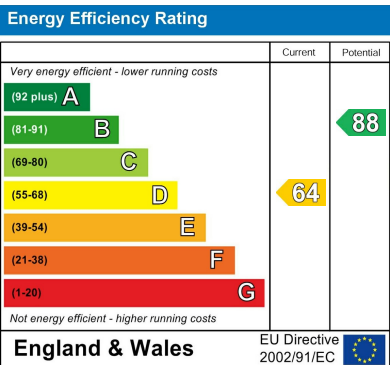


- Three Bedrooms
- Double Glazed
- Modern Bathroom
- Enclosed Garden
- Popular Development
- Recently Fitted Kitchen
- Gas Central Heating
- Lounge/Diner
- Garage and Parking
- Close to Local amenities



MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.

# Brunt & Fussell

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntrandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



9 Ripon Court, Downend, Bristol, BS16 6RL  
£350,000





- Hallway 9'9" x 6'0"
- Kitchen 9'10" x 7'3"
- Lounge/Diner 15'4" x 13'9"
- Landing 8'11" x 3'4"
- Bedroom One 8'5" x 13'8"
- Bedroom Two 11'11" x 6'10"
- Bedroom Three 7'9" x 6'9"
- Bathroom 4'11" x 7'4"
- Outside
- Open Plan Front Garden
- Garage
- Via Drive, Offering Parking
- Enclosed Garden

A fine THREE BEDROOM END OF TERRACE home with enclosed garden, garage and off-street parking for at least two cars.

The property is very well presented throughout boasting a new fitted kitchen in 2024 with integral, dishwasher, oven and hob. Other benefits include gas central heating, double glazing and modern bathroom.

The accommodation comprises hallway, fitted kitchen, lounge/dining room, three bedrooms and bathroom.

The property is conveniently located close to the amenities of Downend and Emersons Green, with good schools and bus routes. The ring road and motorway network is a short commute away. In our opinion this property would suit first-time-buyers or those that are looking to downsize.

Energy Rating TBC. Council Tax C.

**\*\* PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR\*\***

