

for sale

£300,000 Freehold



Ripon Road Bristol BS4 4BS

NEW to the sales market this lovely terraced, family home in Ripon Road in popular St Annes. The property briefly comprises a bathroom, lounge, kitchen and 3 bedrooms. Outside there is off-street parking and generous garden. It further benefits from being sold chain-free. Viewing is recommended.

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- Energy Rating: D
- Three Bedrooms
- Chain free
- great location
- off street parking

Property Details

Entrance Hall

Via composite double glazed door with frosted panels, gas meter, cupboard housing electric meter, single panel radiator, carpeted, stairs to first floor.

Lounge 11' 6" x 14' 1" (3.51m x 4.29m)

Double glazed window to front, single panel radiator, carpeted.

Kitchen 10' 8" x 15' 3" (3.25m x 4.65m)

Double glazed window to rear, double glazed door leading to rear garden. Kitchen is fitted with a range of wall and base units with laminate work surfaces, stainless steel sink and drainer, and tiled splash backs. There is space for oven and fridge/freezer. Large larder cupboard, single panel radiator, and laminate flooring.

Bedroom One 10' x 12' 10" (3.05m x 3.91m)

Double glazed window to rear, built-in wardrobes, double paneled radiator, laminate flooring

Bedroom Two 12' 10" x 11' 1" (3.91m x 3.38m)

Two double glazed windows to front. radiator.

Bedroom Three 11' 1" x 9' 4" (3.38m x 2.84m)

double glazed window to rear.

Rear Garden

Front Driveway

Bathroom

W.C and wash hand basin. Shower over bath with shower screen. Double glazed window and extractor fan.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

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Property Ref: BMR311533 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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