



Highridge Road Bishopsworth Bristol BS13 8HT

for sale offers over
£500,000



Property Description

This lovely neighbourhood has a vast array of well-respected schools, open green spaces and local amenities close by, including the popular Imperial Retail Park only a 4 minute drive away providing a wide range of retail choice. There is easy access into Bristol City Centre via the bus routes making it a fantastic location for commuters, keen shoppers and access to transport links including Parson Street and Temple Meads Train Station, the M32, M5 for access to Devon/Cornwall or M4 to London.

Lots of beautiful countryside walks on your doorstep and space for the kids to play with Highridge Common directly opposite the property.

Porch

UPVC front door leading to entrance hallway through a timber glazed door, hard wood flooring in hallways.

Living Area

10' 10" max x 10' 7" max (3.30m max x 3.23m max)

(6.30 max x 3.23 max) UPVC double glazed sash window to front of property, hardwood Beech flooring. UPVC sash window to side offering dual aspect, and wood burner with original fireplace brick archway. Hetas approved.

Bathroom - Ground Floor

Downstairs bathroom built and installed 2014

Kitchen Diner

21' 5" max x 20' 7" max (6.53m max x 6.27m max)

(6.8m max x 6.5m max) New extension consisting of kitchen/diner build completed Feb 2013 with full building regs offering open plan living with modern kitchen appliances and solid Oak worktops fitted, double glazed Bi fold Oak doors to rear garden and two large Velux windows for natural light. Hardwood Beech reclaimed flooring throughout.

Landing

Carpeted throughout.

Bedroom Two

15' 2" x 10' 7" (4.62m x 3.23m)

(4.62m x 3.23m) Spacious bedroom with window to front of the property overlooking Highridge Common and the views beyond, hardwood floor and built in wardrobes.

Bathroom

With showerbath, mixer shower, toilet and basin installed 2018

Bedroom Three

9' 3" x 9' (2.82m x 2.74m)
2.82m x 2.74m) Window to rear of the property , built in cupboard.

Bedroom Four

11' 6" x 6' 11" (3.51m x 2.11m)
3.51m x 2.11) Spacious double bedroom to rear of property, double glazed window.

Bedroom One

16' 10" x 15' 2" (5.13m x 4.62m)
(5.13m x 4.62) Loft conversion with full building regs to add a fourth bedroom completed Feb 2018

Loft and staircases carpeted in 2018 with two large Velux windows providing amazing views of the Clifton suspension bridge and Leigh Woods to the front and views to Dundry and the hills behind the house to the rear.

Rear Garden

(Approx 20m x 6m) Large rear garden with patio space and laid to lawn. with a Plum tree, rhubarb and small apple tree and two sheds offering great storage incl a firewood store. Small wildlife pond.

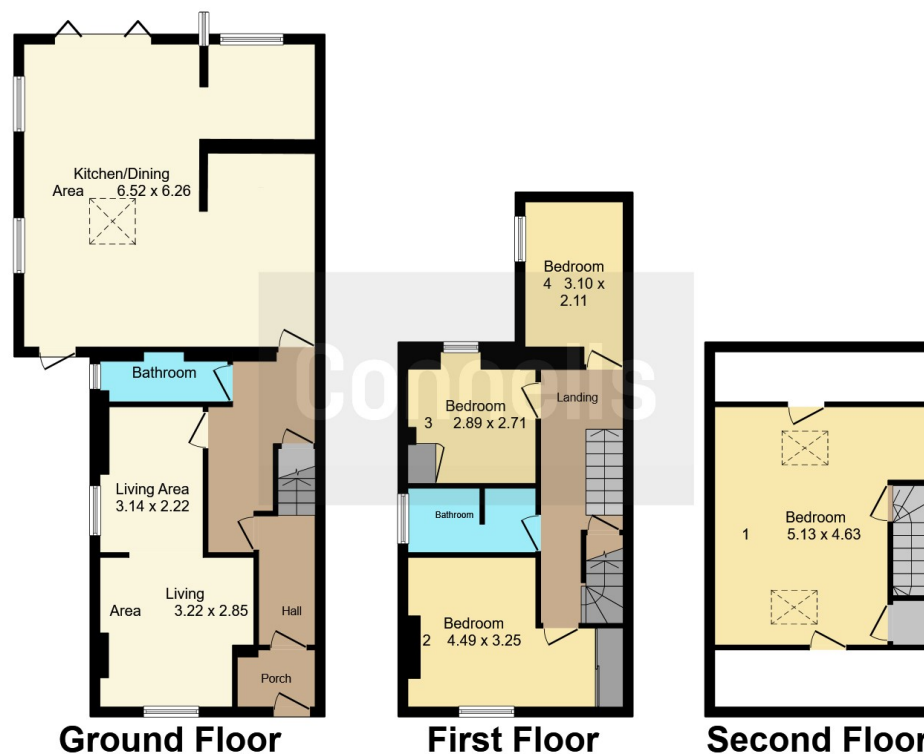
Front Garden

Natural stone cobbled driveway with space for two cars, front lawn and natural stone pathways to front entrance with timber gate offering side access to garden.









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

T 0117 966 4278
E southville@connells.co.uk

243 North Street Southville
 BRISTOL BS3 1JN

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BMR311840



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BMR311840 - 0006