



Valuations based on experience!

**21 Ridgeway Lane
Whitchurch
Bristol BS14 9PP**

This EXTENDED three bedroom semi detached family home, is set back from Ridgeway Lane, enjoys a WESTERLY ASPECT for the rear garden, and ample parking.



REF: ASW5482

Asking Price £361,500

**Three bedroom family home * Extended living room * Conservatory * Ground floor shower/W.C * Garage and parking * Gas central heating & double glazing
* Council tax band: C * EPC Rating: C**

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

www.stephenmaggs.co.uk email@stephenmaggs.co.uk



SITUATION:

WHITCHURCH is situated in South Bristol and is served by Public Transport to Bristol, Bath and local areas. Whitchurch has a Health Centre, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives nearby. Easy access to Imperial Park retail centre at Hartcliffe Way provides a wide range of stores which include B & Q, M & S food store, Argos, Boots, Next, Costa Coffee, Home Sense and a useful Gym with a swimming pool. South Bristol Sports Centre at West Town Lane also provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

DESCRIPTION:

This 'Whitchurch' style three bedroom semi detached offers extended accommodation, with the benefit of a ground floor shower/W.C, double glazed conservatory, and parking for 3/4 cars that leads to the garage. The rear garden enjoys a sunny westerly aspect, and is fully enclosed. Call the sellers sole agent to arrange your accompanied viewing appointment.

ENTRANCE PORCH:

Part glazed Composite front door, opaque double glazed window to the side, fitted storage cupboard, door to:

LIVING ROOM: 17' 3" x 13' 5" (5.25m x 4.09m)

The living room incorporates a forward extension. Double glazed windows to the front, fitted gas coal effect fire, double panelled radiator, dado rail, television point, sliding door to staircase and shower/W.C, square opening to:

DINING ROOM: 10' 11" x 8' 9" (3.32m x 2.66m)

Double glazed patio door overlooking and giving access onto the rear Conservatory, double panelled radiator, continuation of dado rail, door to:

KITCHEN: 11' 5" x 7' 11" (3.48m x 2.41m)

Double glazed window to the rear, opaque double glazed door to the side. The kitchen is fitted with a range of light oak wall units with fitted cornice and light pelmets, base fitted units with butcher block worktops, inset single drainer sink unit with mixer tap, space for large range style cooker with cooker hood over, plumbing for automatic washing machine and dishwasher, integrated fridge and freezer, tiled splashbacks, tiled floor, recessed ceiling spotlights, single panelled radiator, central heating thermostat, understair cupboard housing a gas fired boiler supplying central heating and domestic hot water.

CONSERVATORY: 11' 2" x 8' 0" (3.40m x 2.44m)

A substantial double glazed Conservatory, having a polycarbonate roof, ceiling fan with light, laminated flooring, fitted window blinds, French door opening onto the rear garden.

BOTTOM OF STAIRCASE:

Double glazed window to the side, single panelled radiator, staircase rising to the first floor, door to:

SHOWER/CLOAKROOM:

Opaque double glazed window to the side, fitted with a shower tray with an electric shower unit and glass shower screen, close coupled W.C, wall attached wash hand basin, electric extractor fan.

FIRST FLOOR LANDING:

Double glazed window to the side, access to loft space with a retractable ladder, doors to first floor accommodation.

BEDROOM ONE: 13' 1" x 9' 10" (3.98m x 2.99m)

Double glazed window to the front, range of fitted wardrobes, storage cupboards, double panelled radiator, built in shelved storage cupboard.

BEDROOM TWO: 11' 5" x 10' 9" (3.48m x 3.27m)

Double glazed window to the rear, range of fitted wardrobes, dado rail, double panelled radiator.

BEDROOM THREE: 9' 6" x 7' 0" (2.89m x 2.13m)

Double glazed window to the front, single panelled radiator, built in over stair storage cupboard.

BATHROOM:

A larger than average bathroom having an opaque double glazed window to the rear with fitted venetian blind. The bathroom is fitted with a white suite comprising of panelled bath with glass shower screen and mixer shower, range of bathroom cabinetry with semi recessed wash hand basin, W.C with concealed cistern, tiling to water sensitive areas, designer radiator, low voltage ceiling spotlights.

FRONT GARDEN:

The front garden is laid to Tarmac with central pathway and a rear flowerbed, beside which is a concrete hardstanding providing off road parking for three to four cars with outside light, that gives access to the garage. Wooden gate that gives access to the rear garden.

REAR GARDEN:

At the rear is a garden that enjoys a Westerly aspect to take advantage of the afternoon sun, enclosed with a combination of fencing and conifer screening, good size area of patio immediately adjacent to the house with outside water point, beyond which is a garden laid to lawn, and has a Aluminium framed greenhouse.

GARAGE:

There is single garage detached at the rear, having a metal up and over door, with power and light connected, and a side personal door.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.





If you are interested in putting an offer in on this property, I will need the following information from you first.

1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to nigel@stephenmaggs.co.uk

before any offer is put forward.



THE PROPERTY MISDESCRIPTIONS ACT 1991:

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy performance certificate (EPC)

21 Ridgeway Lane BRISTOL BS14 9PP	Energy rating C	Valid until: 26 August 2034
		Certificate number: 2060-5518-4040-5002-3021

Property type	Semi-detached house
Total floor area	87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		