



**Ridings Road,
Bristol, BS36 2RX**

**PRICE: Offers In
Excess Of £325,000**

Property Features

- Semi Detached House
- Three Bedrooms
- Traditional Hallway
- Lounge
- Kitchen/Dining Room
- Good Size Rear Garden
- Well Presented
- Popular Location
- No Onward Chain

Full Description

Entrance Porch & Hallway

Double glazed window to the side, stairs rising to the first floor landing, under stairs storage, shelving for shoes, laminate flooring.

Lounge

Double glazed window to the rear, television point, radiator.

Kitchen/Dining Room

Double glazed window to the rear, double glazed French doors to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, stainless steel single drainer sink unit, space for 'Range' style cooker with extractor over, tiled splash-backs, pantry, space for dining table, space for fridge/freezer, space for washing machine.

Landing

Access to the loft space.

Bedroom One

Double glazed window to the front, two built in wardrobe with hanging rail and shelving, radiator.

Bedroom Two

Double glazed window to the rear, built in airing cupboard housing boiler, built in storage cupboard.

Bedroom Three

Double glazed window to the front, radiator.

Bathroom

Double glazed obscure window to the rear, pedestal wash hand basin, panelled bath with shower over, low level w.c., heated towel rail, part tiled walls.



Rear Garden

Paved patio area, path leading to timber decking area, lawned area, two storage sheds, tap, outside power point, side access.

Front

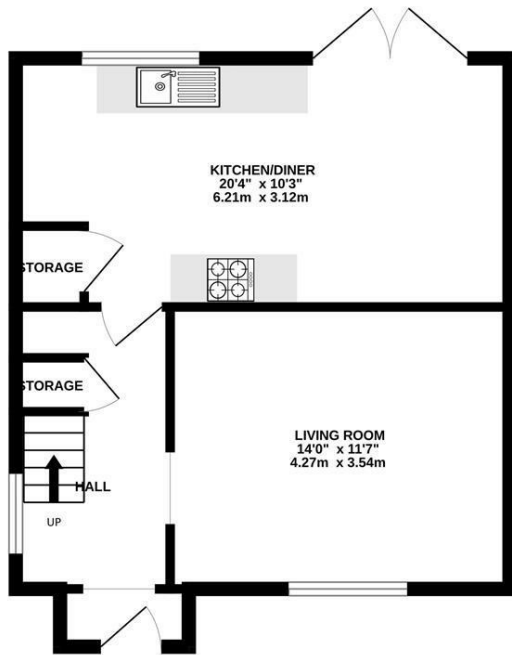
Path leading to the front door, lighting, side access.



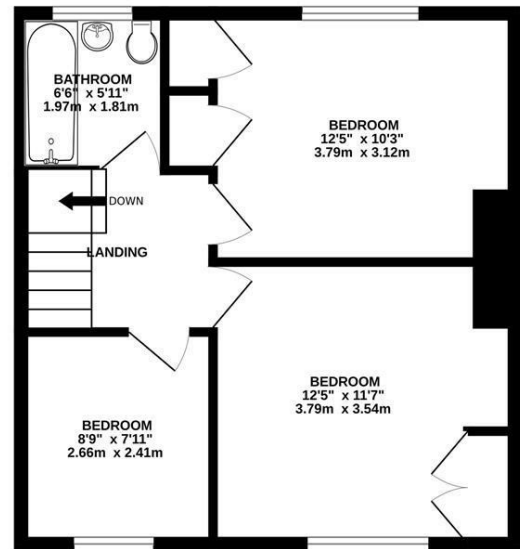
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements