



**Ripon Court,
Bristol, BS16 6RL**

**PRICE: Offers Over
£350,000**

Property Features

- Semi Detached Home
- Garage & Parking
- Three Bedrooms
- Lounge/Diner
- Popular "Racecourse" Development
- Cul-De-Sac Location
- Gas Central Heating



Full Description

Welcome to this charming property located in the desirable Ripon Court, This delightful home boasts three spacious bedrooms, making it an ideal choice for families or those seeking extra space.

Situated in a peaceful cul de sac, the property is conveniently close to local amenities. The popular location of Downend ensures that you are never far from shops, schools, and parks, making it a perfect setting for both relaxation and recreation.

This property presents a fantastic opportunity for anyone looking to enjoy the benefits of a suburban lifestyle while being within easy reach of Bristol's vibrant city centre. Don't miss the chance to make this lovely home your own in a sought-after location.

Hallway

Door to hallway with stairs rising to 1st floor landing, radiator and doors to;

Kitchen

Double glazed window to front, a range of wall and base units with work top over. Space for dishwasher, space for washing machine, space for fridge freezer and integrated electric oven, electric hob with extractor over. Wall mounted Vaillant boiler, tiled splashback, radiator and tiled floor.

Living Room

Double glazed patio door to rear garden, radiator, under stairs storage cupboard, radiator and TV point.

Landing

Access to loft, which is partially board with light. Storage cupboard. and doors to;

Principle Bedroom

Double glaze window to rear, radiator and TV point.



Bedroom 2

Double glazed window to front and radiator.

Bedroom 3

Double glazed window to front and radiator.

Bathroom

Double glazed obscure window to side, suite comprising of a pedestal hand wash basin with mixer tap, panelled bath with mixer tap and shower attachment, low level WC, heated towel rail and extractor fan.

Garden

Mainly laid to lawn with patio area, enclosed by walling and fencing. Privacy door to rear of garage.

Garage

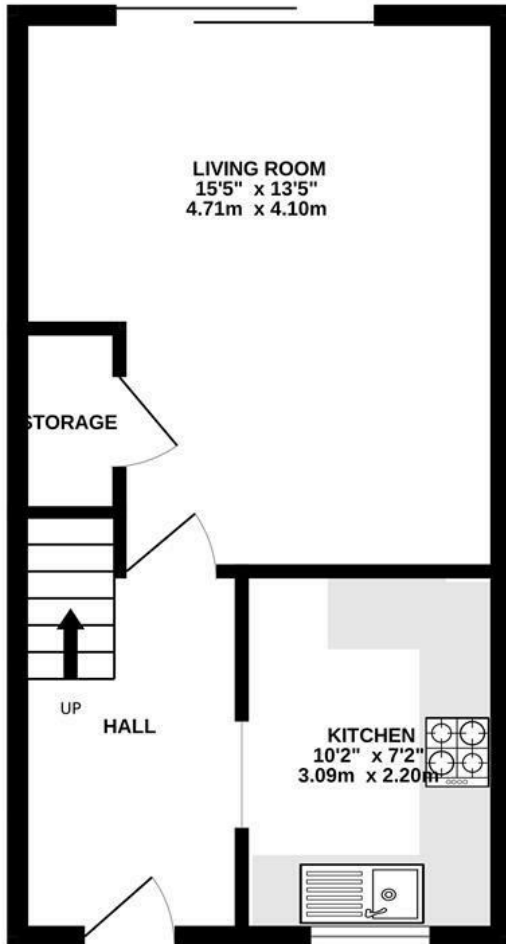
With up and over door light and power, privacy door garden.



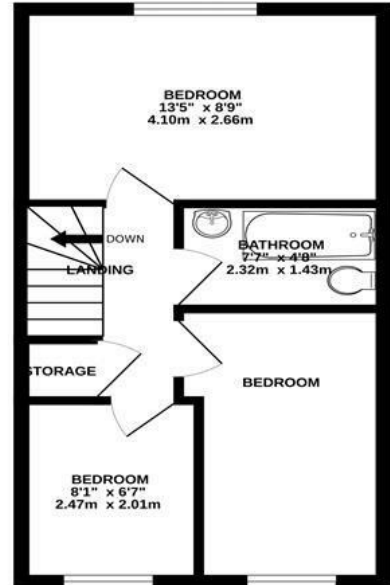
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; display: inline-block;">88</div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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