



- Popular Road
- Stylish Kitchen/Diner
- Home Office
- Three Bedrooms
- Excellent Condition Throughout
- Utility Room/WC
- Overlooking Ridgeway Playing Fields
- Garage

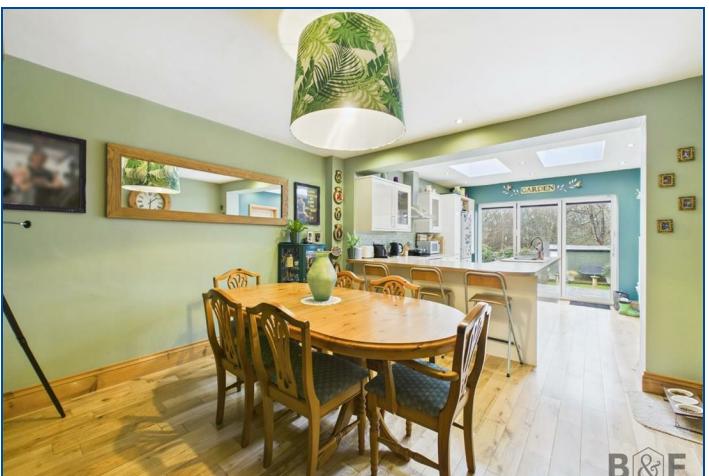
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



**123 Ridgeway Road, Fishponds, Bristol, BS16 3EF**  
**£450,000**



Brunt & Fussell are pleased to offer for sale this beautifully presented three-bedroom semi-detached family home, situated in a highly sought-after part of Fishponds, just a short distance from local amenities, transport links and green open spaces.

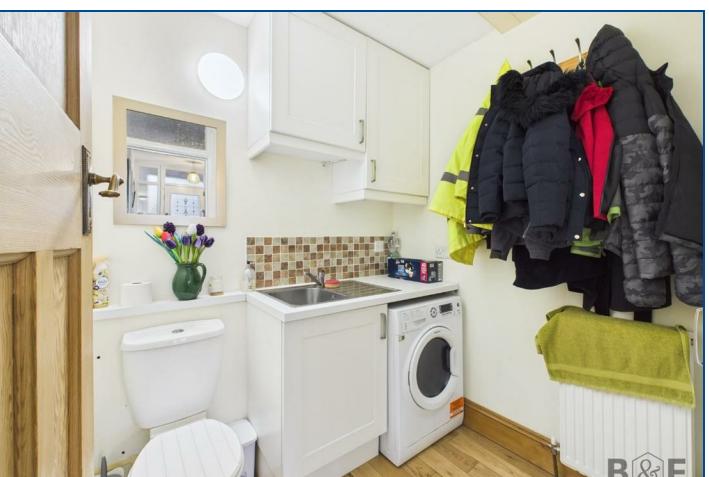
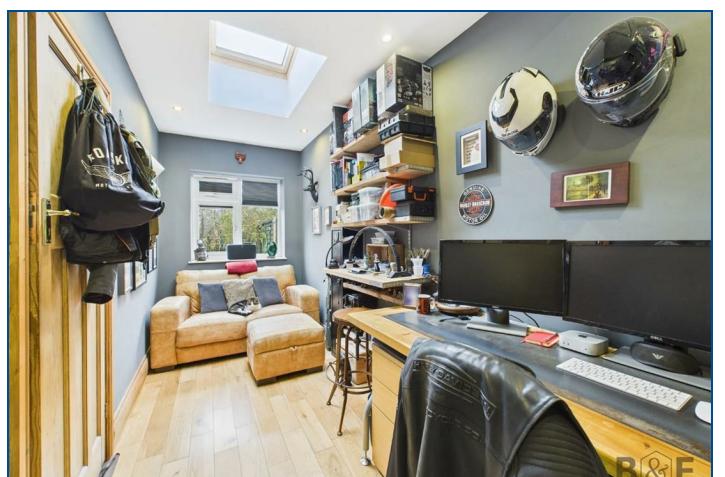
This well-maintained property benefits from a single-storey rear extension, creating a generous kitchen/diner, along with a dedicated home office space that offers flexibility for remote working or study. The ground floor also features a practical utility room with WC. Upstairs, there are three good-sized bedrooms and a modern family bathroom. Externally, the attractive rear garden leads down to a garage at the bottom of the plot.

The home enjoys a fantastic position directly opposite Ridgeway Playing Fields, providing open green space for recreation, sports and dog walking. The property is also within easy reach of Eastville Park and Vassell's Park, both popular local green spaces. Fishponds High Street is nearby, offering a wide range of cafés, shops, supermarkets and everyday amenities. The area is well served by regular bus routes and provides convenient access to the M32, making travel to Bristol city centre and beyond straightforward. The popular Bristol to Bath cycle path is also close by, further enhancing the appeal of this highly sought-after location.

This is a rare opportunity to acquire a superb family home in a thriving neighbourhood, an early viewing is highly recommended to avoid missing out.

Council Tax Band C. Energy Rating TBC.

\*PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR\*



Hallway 6'3" x 13'2"  
Lounge 12'5" x 14'2"  
Kitchen/Diner 12'3" x 24'5"  
Office 6'4" x 15'5"  
Utility Room/ WC 6'3" x 5'5"  
Landing 4'3" x 8'8"  
Bedroom One 11'9" x 14'6"  
Bedroom Two 11'10" x 12'2"  
Bedroom Three 6'10" x 8'9"  
Bathroom 6'9" x 6'3"  
Garage

