



## 45 Ridgeway Lane, Bristol, BS14 9PP

**£485,000**

This three-bedroom detached house is offered for sale in Bristol and provides well-planned accommodation suited to families. Neutrally decorated throughout, the property dates from the 1930s with plenty of character and charm and sits on a good-sized plot with rear and side gardens, parking, a single garage and an outbuilding/summerhouse.

The ground floor features a generous entrance hall and a ground floor WC. There are two separate reception rooms, both with large windows creating a bright, airy feel. The front sitting room includes a feature fireplace, while the rear lounge/dining room enjoys views over the garden and opens through to a sunroom with direct garden access. The modern kitchen includes space for dining and also provides access to the garden.

Upstairs, there are three double bedrooms, including a master bedroom with built-in wardrobes, plus a loft room which is boarded with a drop down ladder. There is a family bathroom and the home has an EPC rating of D and falls within Council Tax band D.

### Entrance Porch

### Hallway



### Sitting Room

15'8" x 12'0" (4.78 x 3.66)



### Kitchen / Breakfast Room

15'5" x 10'4" (4.71 x 3.16)



### Living / Dining Room

14'0" x 13'6" (4.29 x 4.12)



### Sunroom

10'9" x 6'0" (3.30 x 1.83)



### Ground Floor WC

### Firs Floor Landing



### Bedroom One

13'11" x 13'10" max (4.25 x 4.22 max)



### Bedroom Two

14'4" x 12'1" (4.39 x 3.70)



### Bedroom Three

10'8" x 8'9" (3.27 x 2.67)



### Bathroom

8'1" x 5'10" (2.47 x 1.78)



### Outside



### Side Garden



### Garage

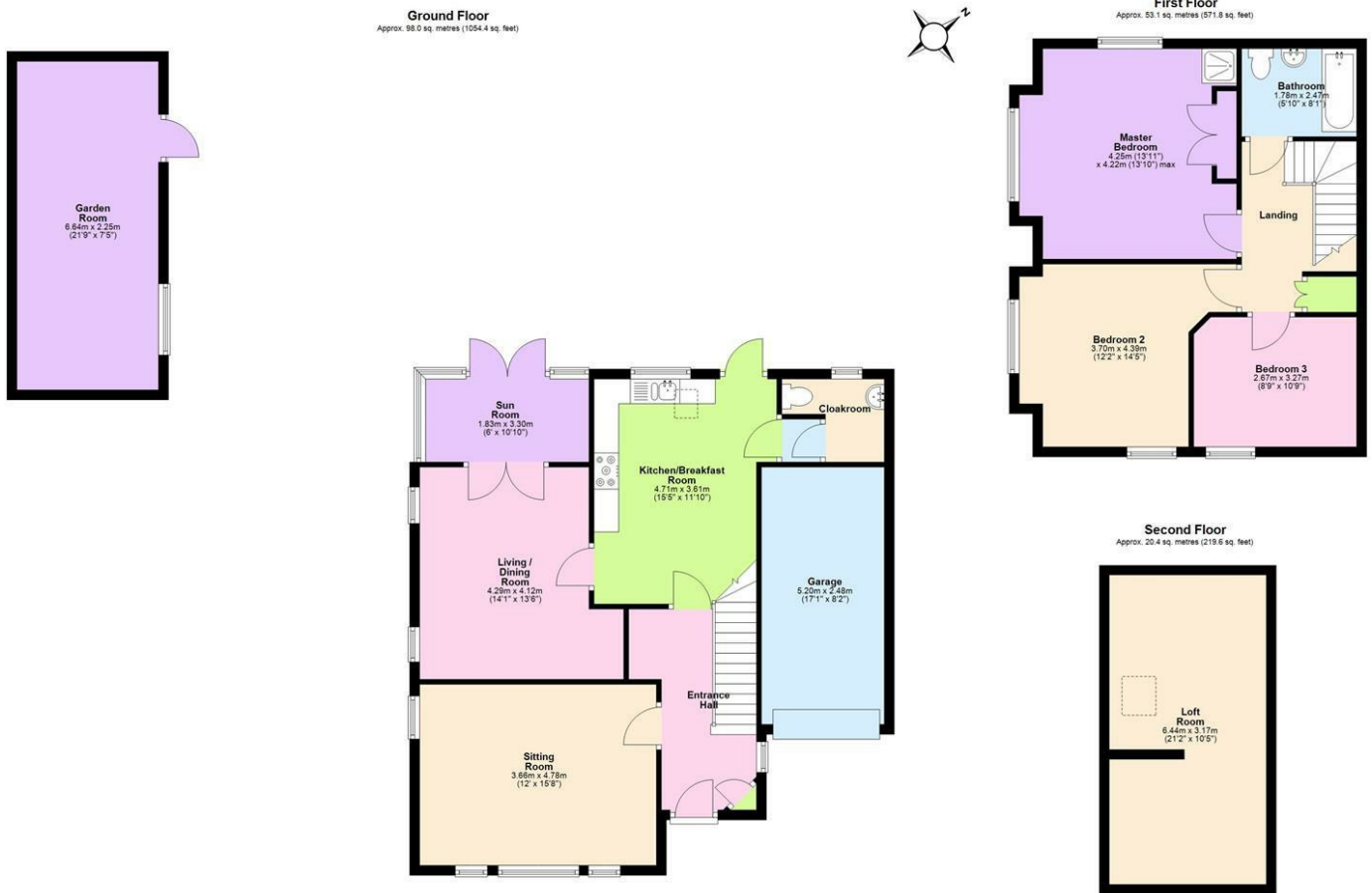
17'0" x 8'1" (5.20 x 2.48)

### Garden Room

### View to Side

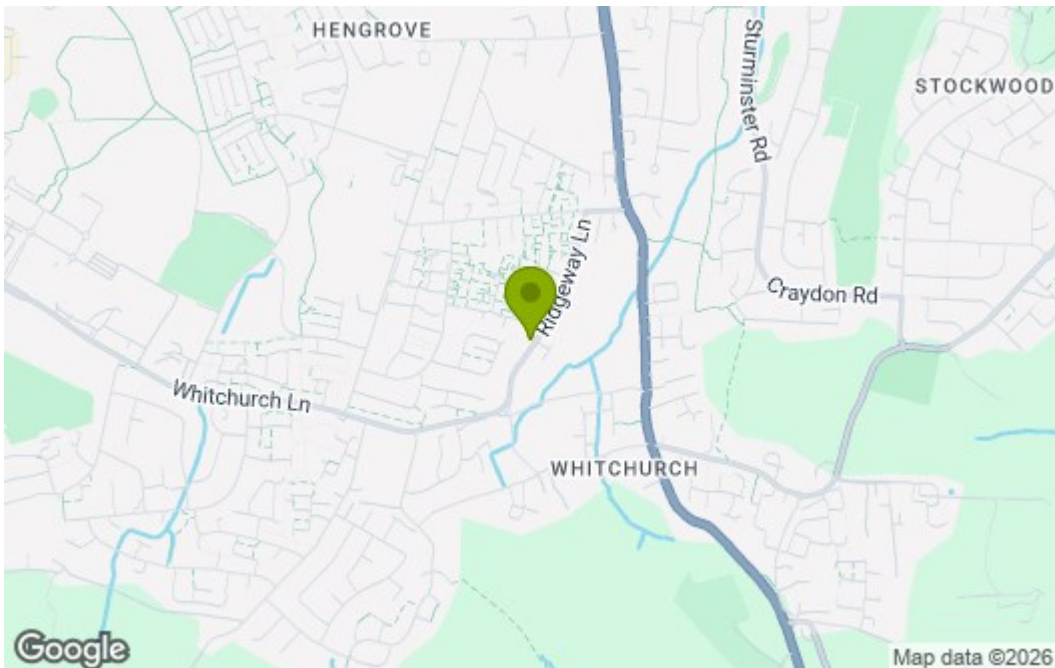


# Floor Plan

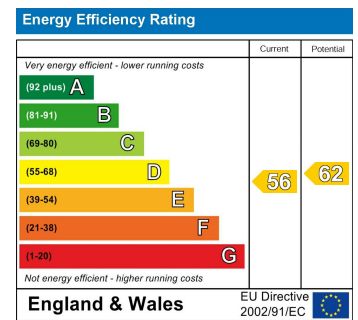


Total area: approx. 171.5 sq. metres (1845.8 sq. feet)  
45 Ridgeway Lane, Bristol

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.