

HUNTERS[®]

HERE TO GET *you* THERE



72 Ridgeway Road

Fishponds, Bristol, BS16 3EA

Offers In The Region Of £425,000



Hunters are pleased to offer for sale this 1930's 3 bedroom mid terrace property with separate large parcel of land located to the rear via access lane with potential for building subject to necessary planning permission. The property itself requires updating with internal accommodation briefly comprising to the ground floor, a lounge, a dining room with rear views, and kitchen. To the first floor there are 3 bedrooms and bathroom. Further benefits include off street parking, a single garage and enclosed rear garden. This would make an ideal investment for builder and a viewng is recommended. The location acquires good access to Bristol centre and is also within close distance to the cycle track.



Entrance
Via opaque double glazed door to...

Inner Vestibule
Panelled door to...

Hallway
Stairs to first floor, radiator, understairs storage.

Lounge/Dining Room

Lounge 12'11" x 11'4" (3.96m x 3.46m)
Wood grain effect laminate floor, coal effect fitted gas fire with mantle surround, double glazed sliding doors to rear having pleasant outlook and views.

Dining Room 13'3" x 12'2" into bay (4.05m x 3.73m into bay)
Double glazed window to front, space and area for dining table and chairs.

Kitchen 12'11" x 6'11" (3.96m x 2.11m)
Double glazed window to rear having pleasant outlook and views, double glazed door to side leading to garden. Kitchen comprising of base and wall fitted units with tiled splashbacks, roll top working surfaces incorporating a single bowl sink plumbing for washing machine, fitted hob with separate oven, space for fridge freezer.

First Floor Landing
Access to loft space.

Bedroom 1 11'8" x 10'11" (3.57m x 3.34m)
Double glazed window to front, radiator, built in wardrobe with cupboards above.

Bedroom 2 13'1" x 10'11" (4.01m x 3.35m)
Double glazed window to rear having pleasant outlook and views, radiator, separate cupboard housing Worcester gas combination boiler serving central heating and hot water.

Bedroom 3 8'4" x 7'6" (2.56m x 2.29m)
Double glazed window to front, radiator.

Bathroom
Opaque double glazed window to rear, coloured suite with panelled bath having shower and mixer tap, pedestal wash hand basin, low level WC.

Exterior To The Rear
A generous enclosed garden with various sections having mature and attractive planting with areas laid to lawn with pedestrian rear access gate leading onto rear vehicular access lane

Detached Garage
Located at the rear lane with up and over door. There is also a further plot of land which can be seen on the title plans with added potential for building, subject to the necessary planning permission.

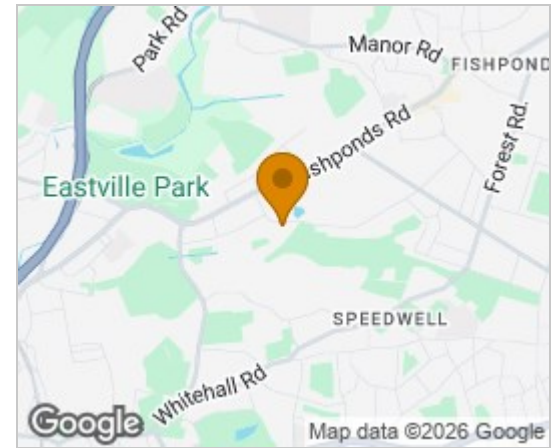
Exterior To The Front
Offers off street parking for 2 vehicles.

AML (Anti money laundering)
"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

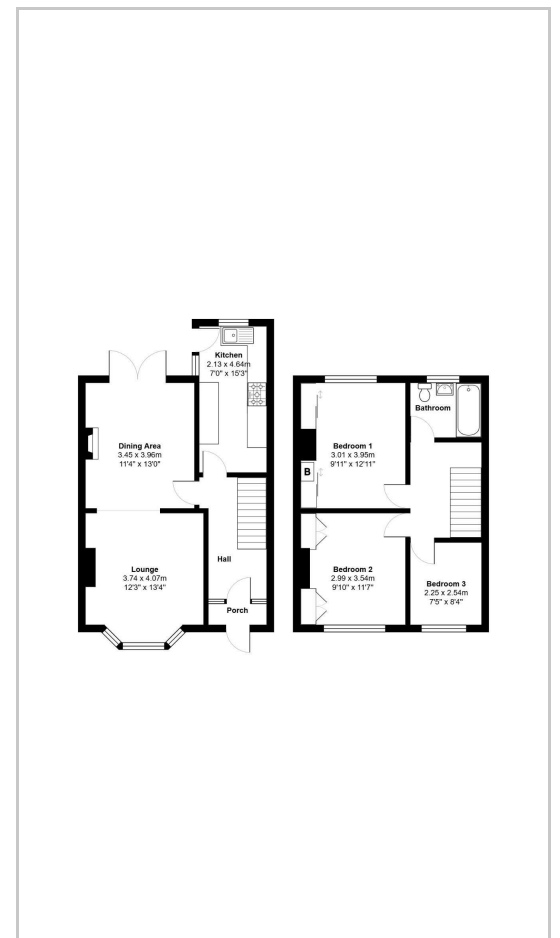
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

764 Fishponds Road, Fishponds, BS16 3UA
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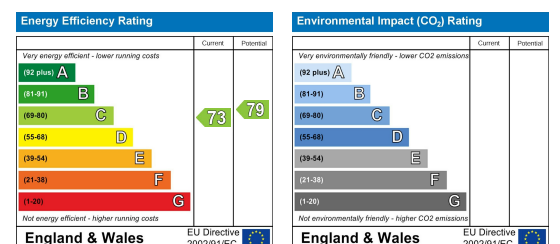
Area Map



Floor Plans



Energy Efficiency Graph



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