



## 45 Ridgeway Lane, Bristol, BS14 9PP

**£495,000**

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



### Sunroom

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



### Sitting Room

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



### Ground Floor WC

### Firs Floor Landing



### 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)



### 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

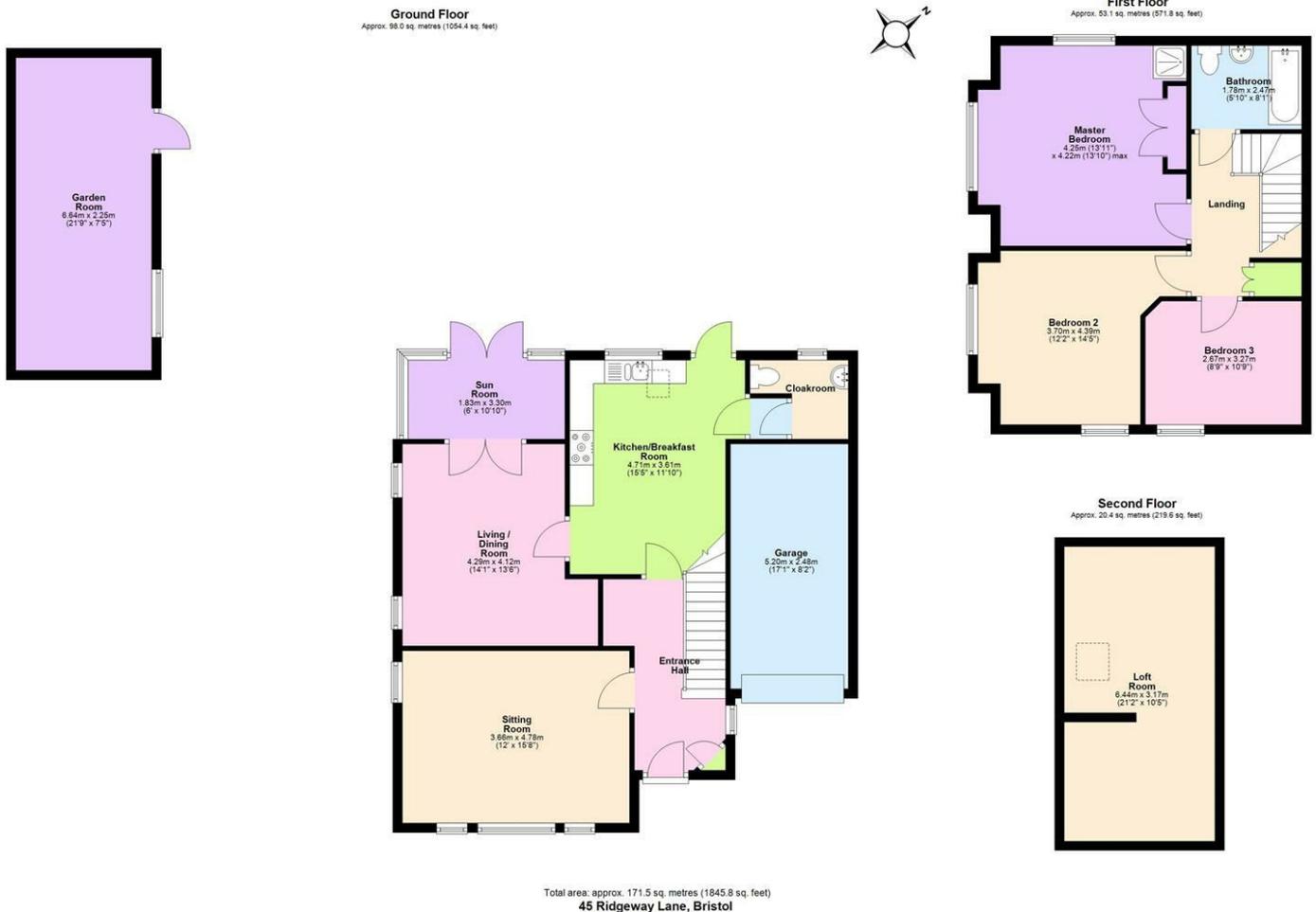
17'0" x 8'1" (5.20 x 2.48)

### Garden Room

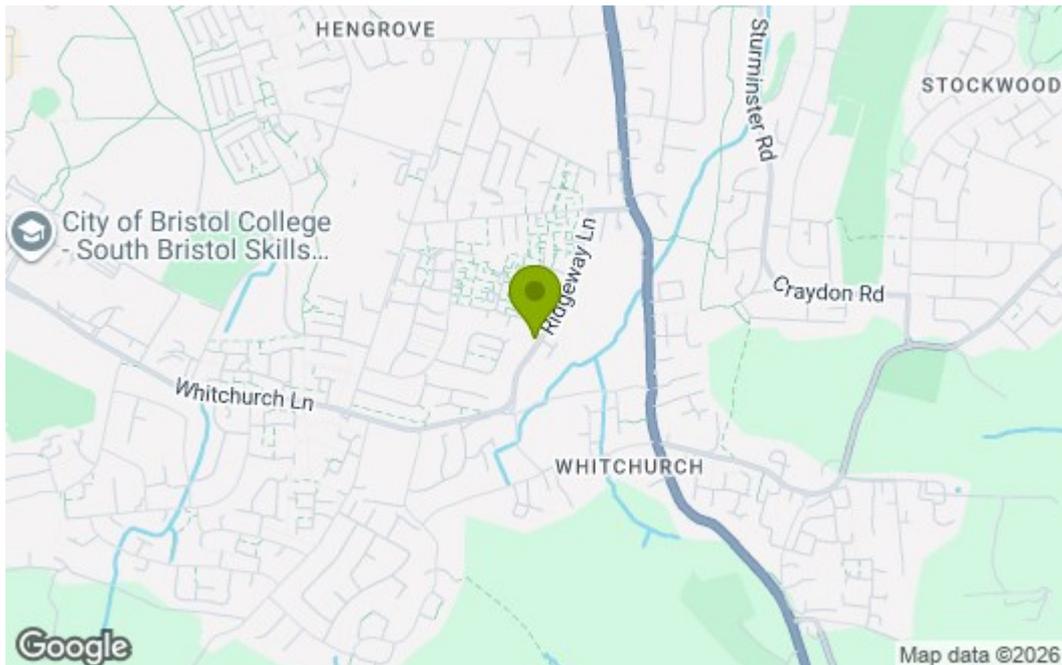
### View to Side



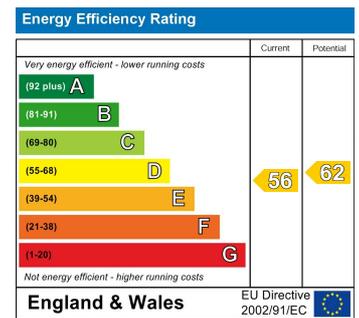
# Floor Plan



# Area Map



# Energy Efficiency Graph



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