



## 54 Ridgeway Lane, Bristol, BS14 9PJ

**£350,000**

This neutrally decorated three-bedroom semi-detached house is for sale in a residential area of Bristol, backing onto open fields with views of horses and benefiting from a south-south easterly facing rear garden.

The ground floor offers a bay-fronted sitting room, a separate dining room and a separate kitchen with natural light, together with a conservatory that opens onto the rear garden. Upstairs are three bedrooms, two doubles and one single, along with a modern family bathroom. Outside, there is a good-sized rear garden and parking to the front.

The property is well placed for local amenities, including shops, cafés and everyday services in the surrounding South Bristol area. There are nearby schools serving different age groups, making the house suitable for families and first-time buyers looking for access to education and community facilities.

Green spaces are close by, with parks and playing fields in the locality providing opportunities for walking, recreation and children's play. The property's position backing onto fields enhances the sense of openness

## **Entrance Hall**

### **Sitting Room**

14'8" x 12'1" (4.49 x 3.70)

### **Kitchen**

17'1" x 7'6" (5.21 x 2.30)

### **Dining Room**

10'2" x 8'0" (3.10 x 2.44)

### **Conservatory**

11'8" x 10'11" (3.56 x 3.34)

## **First Floor Landing**

### **Bedroom One**

12'3" x 9'11" (3.74 x 3.04)

### **Bedroom Two**

11'3" x 8'9" (3.44 x 2.69)

### **Bedroom Three**

8'10" x 7'11" (2.70 x 2.43)

### **Bathroom**

5'8" x 5'5" (1.75 x 1.66)

## **Outside**

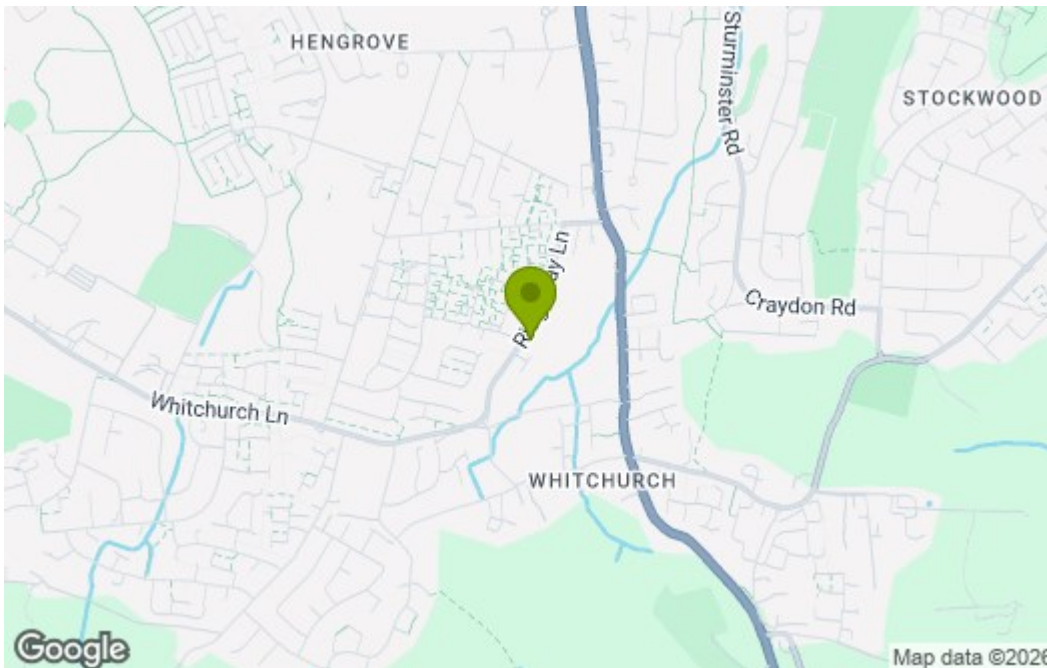
### **View to Rear**

## Floor Plan

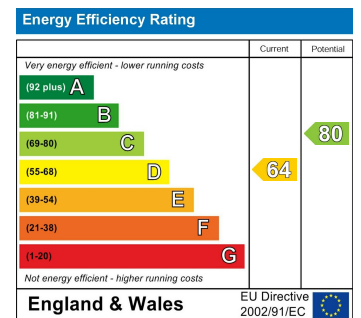


Total area: approx. 91.2 sq. metres (981.7 sq. feet)  
**54 Ridgeway Lane, Bristol**

## 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.