



G R E G O R Y S
— E S T A T E A G E N T S —

13 Highridge Park
Bristol, BS13 8AP

£240,000



Presented to an excellent decorative standard and positioned within this popular, quiet cul-de-sac can be found this terraced property. Benefitting a private, south facing rear garden and allocated parking, this two, double bedroom home would make the perfect first time purchase or buy to let investment. Internally the property comprises an entrance hallway, a fitted kitchen and open plan lounge/diner with 'French' doors providing access to the rear garden. To the first floor can be found the two double bedrooms and a shower room, complete with contemporary three piece white suite. An early internal viewing is highly recommended.

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ACCOMMODATION

ENTRANCE HALLWAY

Composite entrance door to front aspect, stairs to first floor, storage heater, laminate flooring, doorway through to the lounge.

KITCHEN 9' 11" x 5' 3" (3.03m x 1.61m)

Matching wall and base units, work surface over, sink drainer unit, mixer taps over, tiled splash backs, integrated oven and electric hob with extractor hood over. Space and plumbing for washing machine and upright fridge / freezer. Double glazed window to front aspect, tiled flooring.

LOUNGE/DINER 18' 1" x 11' 11" (5.52m x 3.63m)

Double glazed 'French' doors to the rear aspect, laminate flooring, coved ceiling, electric fire and surrounds, electric radiator, under stairs storage cupboard, opening through to the kitchen.

FIRST FLOOR LANDING

Stairs down to the ground floor, loft hatch, doors to rooms.

BEDROOM ONE 11' 11" x 7' 10" (3.62m x 2.40m)

Double glazed window to the rear aspect, double wardrobe with mirrored doors, dado rail.

BEDROOM TWO 11' 11" x 8' 4" (3.62m x 2.55m)

(Measurements taken into the wardrobe) Double glazed windows to front aspect with views, storage cupboard housing hot water tank, further fitted wardrobe.

SHOWER ROOM 6' 8" x 5' 7" (2.03m x 1.70m)

A three piece white suite, low level WC, wash hand basin set in vanity unit with storage under and work surface over. Shower enclosure with electric shower over, tiled walls, tile effect laminate flooring, extractor fan

FRONT GARDEN

Lawn borders pathway to property, allocated parking space.

REAR GARDEN

Benefiting a southerly aspect Patio laid to paving, steps leading to an area of stone shingle, enclosed by boundary fencing.





Ground Floor
281 sq.ft. (26.1 sq.m.) approx.



1st Floor
281 sq.ft. (26.1 sq.m.) approx.

