



7 Ryde Road, Bristol, BS4 2ES

£350,000

- Period Terrace Home
- Through Sitting / Dining Room
- Useful Utility Room
- Good Size Enclosed Rear Garden
- Ideal First Time Purchase
- Two Double Bedrooms
- Modern Well Equipped Kitchen
- Modern Upstairs Bathroom
- Close to Redcatch Park
- Energy Rating - D

Located close to Wells Road, with excellent access in and out of the city, this well-presented two-bedroom home is perfectly suited to first-time buyers.

This light & airy terrace Victorian home comprises a bay fronted sitting room with a period style fireplace and stripped floor boards which extend through to the dining area. From here, there is access through to the useful utility room with lots of storage and the modern, well equipped kitchen. On the first floor, there are two double bedrooms, the second of which has a period fireplace, and a modern bathroom suite. To the rear is a sizable, sunny, low-maintenance garden, predominantly laid to paving the ideal space for entertaining friends & family.

Temple Meads Station is roughly a 30 minute walk, Wapping Wharf and the City Centre are both around a 45 minute walk. The green spaces that make South Bristol so popular are also within easy reach, with Redcatch Park, Arnos Vale Cemetery and Perrett's Park all within a ten-minute walk. The highly regarded Knowle Pub, the perfect spot for a Sunday lunch is a 10 minute walk as is Jubilee Swimming Pool.

Offering great value for money, this is the ideal opportunity for First Time Buyers to get themselves onto the property ladder with a view to also benefitting from the upcoming Broadwalk redevelopment.

Living Room 11'7" x 10'7" (3.54 x 3.23)

Dining Room 11'9" x 9'8" (3.59 x 2.95)

Kitchen 8'11" x 8'0" (2.74 x 2.45)

Utility 7'10" x 6'7" (2.41 x 2.01)

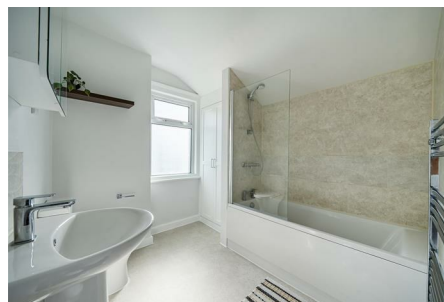
Bedroom One 13'8" x 11'0" (4.17 x 3.37)

Bedroom Two 12'0" x 9'11" (3.68 x 3.03)

Bathroom 8'9" x 7'9" (2.69 x 2.37)

Tenure - Freehold

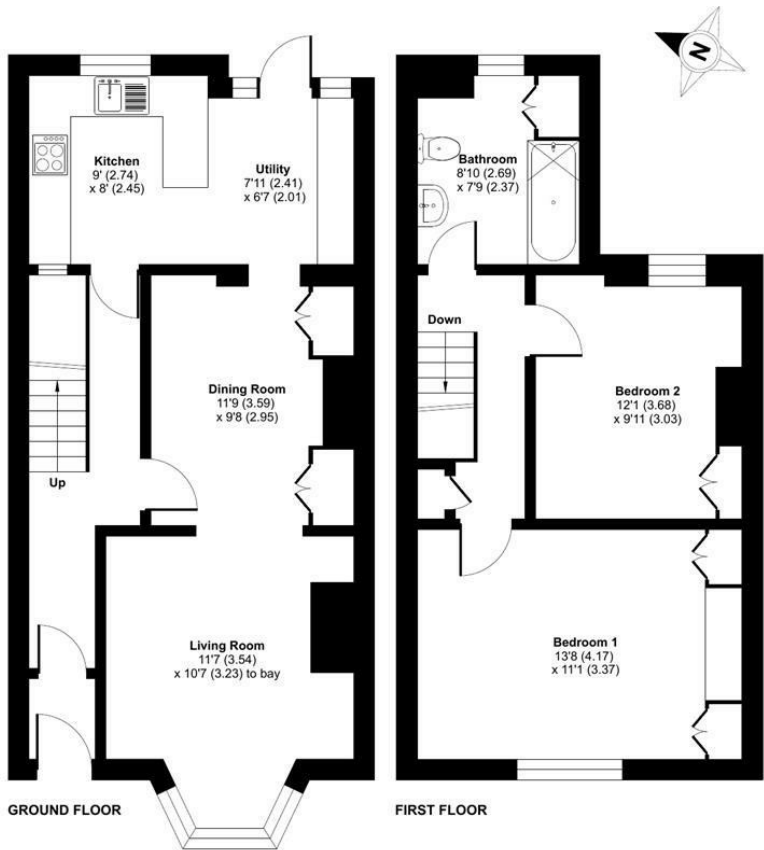
Council Tax Band - B



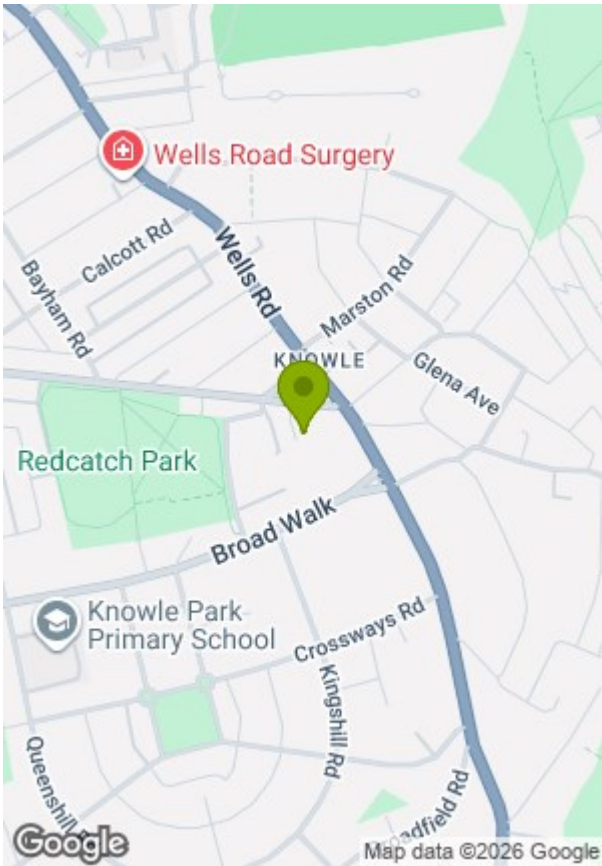


Ryde Road, Knowle, Bristol, BS4

Approximate Area = 937 sq ft / 87 sq m
For identification only - Not to scale



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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