



91a Ridgeway Lane, Bristol , BS14 9PH

£260,000

- Three Bedroom Duplex
- Substantial Main Bedroom
- Driveway Parking
- EPC - C
- Bathroom & En-Suite
- Private Rear Garden
- Newly Refurbished
- 991 Sq Ft.

NO ONWARD CHAIN & FULLY REFURBISHED

Greenwoods are delighted to present this substantial three-bedroom duplex benefitting living space over 2 floors, situated on Ridgeway Lane in Whitchurch.

The accommodation briefly comprises a shared welcoming entrance hallway, before meeting the internal front door once inside, the first floor profits a generous brand-new open plan kitchen/living space, perfect for hosting friends and family, the space profits from windows at either end filling the space with natural light. Two bedrooms and contemporary family bathroom, each room benefits dimplex high retention heaters ensuring comfortable and cosy living all year round.

On the second floor we find an expansive main bedroom measuring over 17ft, with a newly installed en-suite shower room.

Additional highlights include a parking space to the front and private courtyard garden to the rear.

This property has been fully refurbished and is ready for its new owners.

Ridgeway Lane proves to be a popular location for first time buyers and for those with growing families alike, conveniently placed within close proximity to shops and eateries on the nearby Gilda Parade.

Contact Greenwoods today to arrange your viewing!

Kitchen 12'7" x 11'6" (3.86 x 3.52)

Living Room 12'4" x 11'6" (3.78 x 3.52)

Bedroom One 55'9" x 13'1" x 45'11" x 32'9" (17'4 x 14'10)

En-suite 7'4" x 4'7" (2.24 x 1.4)

Bedroom Two 9'5" x 8'11" (2.88 x 2.74)

Bedroom Three 9'6" x 5'6" (2.92 x 1.68)

Bathroom 5'11" x 5'10" (1.82 x 1.79)

Private Courtyard Garden

Driveway

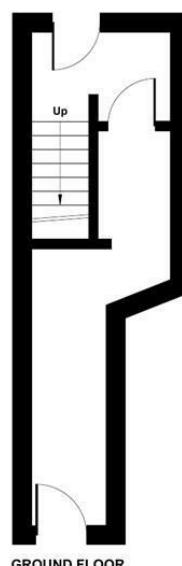




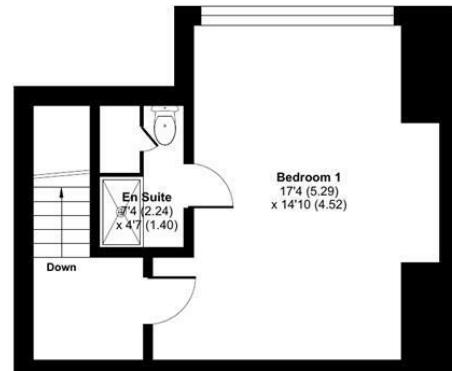
Ridgeway Lane, Bristol, BS14

Approximate Area = 991 sq ft / 92 sq m

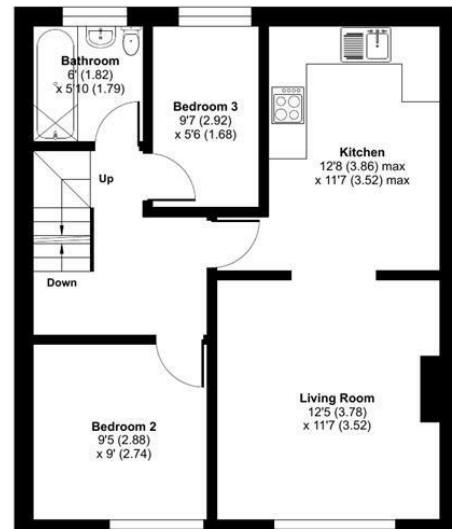
For identification only - Not to scale



GROUND FLOOR



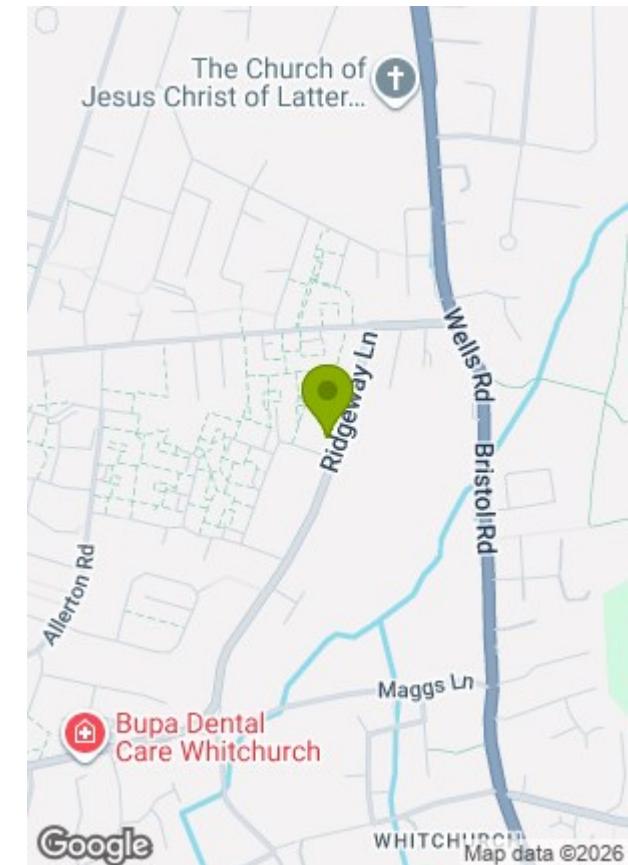
SECOND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales

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

England & Wales