



23 SOUTH ROAD,  
REDLAND, BS6 6QP

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**GOODMAN  
& LILLEY**



A FANTASTIC THREE BEDROOM 1960S, END OF TERRACE HOME UPDATED TO A HIGH SPECIFICATION WITH A PRIVATE ENCLOSED FRONT AND REAR GARDEN LOCATED IN THE HIGHLY SOUGHT AFTER AREA OF REDLAND, BRISTOL.

### Location

A beautifully presented home situated in a convenient location next to Redland Station. Just a short stroll to the independent shops, cafés and restaurants lining the popular Gloucester Road in one direction or Whiteladies Road in the other. The property is only 15 mins to Temple Meads or 3 mins to Clifton Down via Redland Station. Redland Green and Cotham Secondary Schools which both have outstanding 'Ofsted ratings are close by, and Cotham Gardens Park only 60m away.

### Accommodation

Please see the floorplan for room measurements.

### Ground Floor

The property, which is set down from the road allowing for increased privacy, briefly comprises: an entrance porch with utility/laundry room housing the gas boiler, washing machine and an additional large storage cupboard. Solid wood parquet flooring throughout with a modern bespoke kitchen/diner and sitting room on the ground floor and three bedrooms and bathroom on the first floor.

The sitting room is situated to the rear and extends across the full width of the property, looking out onto the rear garden. The large bi-folding doors fill the whole external wall, which adds depth and allows an abundance of natural light to flood into the room. There is also a contemporary fireplace with wood burning stove. The fitted kitchen has been cleverly designed to maximise space and light comprising: integrated appliances, a range of base units with Quooker tap, dishwasher, induction hob, stainless steel extractor hood, electric double oven and a large pantry cupboard offering additional storage options.

### First Floor

There are three bedrooms on the first floor that offer practical space with plantation shutters in the main bedroom, built in wardrobes and the third

currently used as a study.

The spacious family shower/wet room is offered with rain shower, wash basin with mono block tap, W.C., a heated towel rail/radiator and double glazed window.

### Gardens

One of the many attractions of this property are the gardens and the practical space on offer. The front garden is bordered by high level hedge and shrubbery which offers privacy.

The side garden offers private and external access to the rear and is wide enough to add additional storage or beds.

The south facing rear garden offers a good sized patio with a raised lawn and a variety of mature plants, apple trees and shrubbery to its borders. The garden and property is surrounded by a sea of greenery and is not overlooked, which is a rarity for such a residential location.

### Vendor Comments

Having lived in apartments locally for many years we jumped at the chance to buy this end of terrace house when it became available and will be sad to leave the neighbourhood & community.

The house is light, bright and airy in Summer and warm and cosy in the Winter and the windows makes the most of its unique location and proximity to the parks which we use as a family all year round. The location is fantastic with so many great pubs & restaurants a few minutes walk away and tennis courts and a gym with swimming pool less than 2 minutes from the front door.

Having such immediate access to the Severn Beach Line trains has meant we regularly explore Bristol and beyond without needing to use the car.

- Desirable Location
- End of Terrace House
- Great Transport Links
- South Facing Garden
- Three Bedrooms
- Offered in Superb Condition

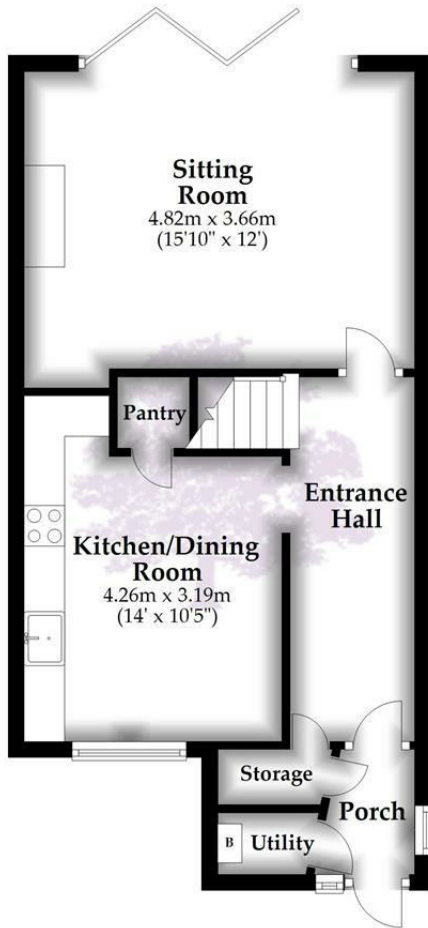


GUIDE PRICE £575,000



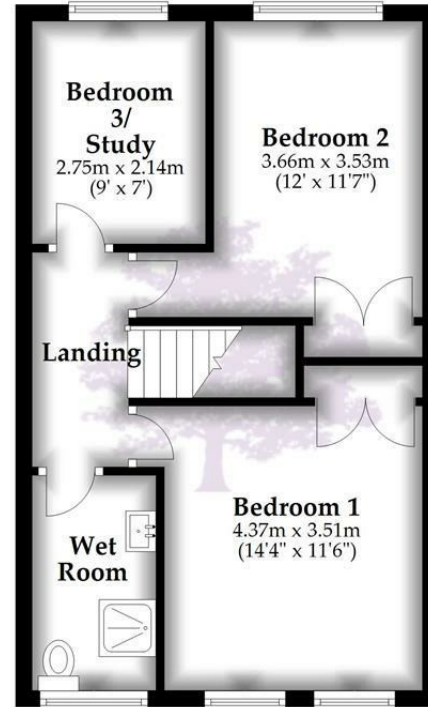
## Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



Total area: approx. 83.6 sq. metres (899.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



[WWW.GOODMANLILLEY.CO.UK](http://WWW.GOODMANLILLEY.CO.UK)

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