



3 HARCOURT HILL,  
REDLAND, BS6 7RB

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GOODMAN  
& LILLEY



# AN EXCITING OPPORTUNITY TO ACQUIRE A SUPERB 1930'S HOME WITH MASSES OF POTENTIAL TO DEVELOP IT INTO A MUCH LARGER PROPERTY SUBJECT TO NECESSARY PLANNING CONSENTS.

## Summary

The accommodation briefly comprises entrance porch opening to the entrance hall with stairs rising to the first floor with under stairs cupboard, radiator and doors to the living room, separate dining room, fitted kitchen with pantry cupboard and window overlooking the rear garden and door to a lean to utility area and access to the adjoining 20ft garage. The first floor offers access to three bedrooms and the family bathroom from the first floor landing complete with airing cupboard housing Worcester gas combi boiler and access to the loft space.

Outside there is a front garden, small driveway to the garage to the side and an attractive good sized rear garden with greenhouse to the bottom.

## Location

The property is close to local shops and amenities of Coldharbour Road and the open green space of Redland Park just around the corner. It is also conveniently located for access to four desirable primary schools and Redland Green Secondary School. Properties on this road are highly sought after so an early viewing is recommended.

## Accommodation

### Storm Porch

With wooden front door to -

### Entrance Hall

Entrance hall with stairs rising to the first floor with under stairs cupboard, radiator and doors to the living room, separate dining room, fitted kitchen.

### Living Room

Bay windows to front, radiator, fireplace.

### Dining Room

Window overlooking rear garden, radiator.

### Kitchen

Range of fitted units, worktop and sink, pantry cupboard, door to -

### Utility Area & Cloakroom WC

Space and plumbing for appliances, downstairs toilet. Door to the garage.

### Garage

Metal door to front.

### Stairs To First Floor Landing

The first floor landing offers access to three bedrooms and the family bathroom, complete with airing cupboard housing Worcester gas combi boiler and access to the loft space

### Bedroom 1

Bay windows to front, radiator.

### Bedroom 2

Window to rear, radiator, built in wardrobe.

### Bedroom 3

Window to front.

### Family Bathroom WC

Three piece suite, window to rear, radiator.

### Outside

Outside there is a front garden, small driveway to the garage to the side and an attractive good sized rear garden with greenhouse and shed to the bottom.

- 1930's Semi Detached Family Home
  - Three Bedrooms
  - Kitchen With Lean To Utility Area
  - Front Garden & Good Sized Rear Garden
- Excellent Location Close To Redland Green Secondary School
  - Two Reception Rooms
  - 20ft Garage & Driveway
  - In Need Of Modernisation But With Masses Of Potential To Extend To The Side, Rear & In To The Loft Space



GUIDE PRICE £650,000

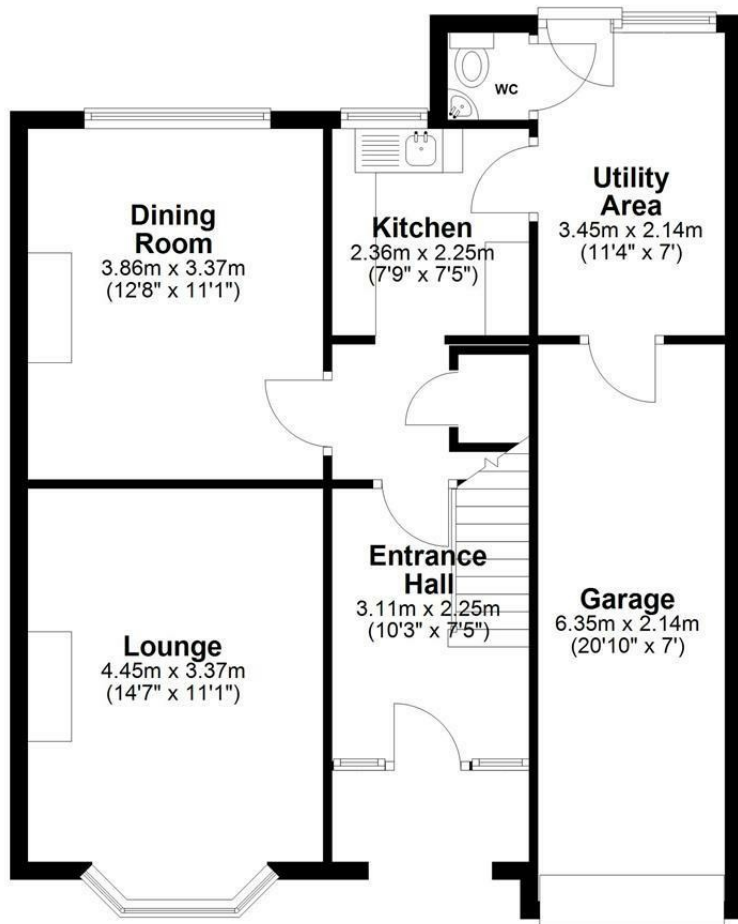






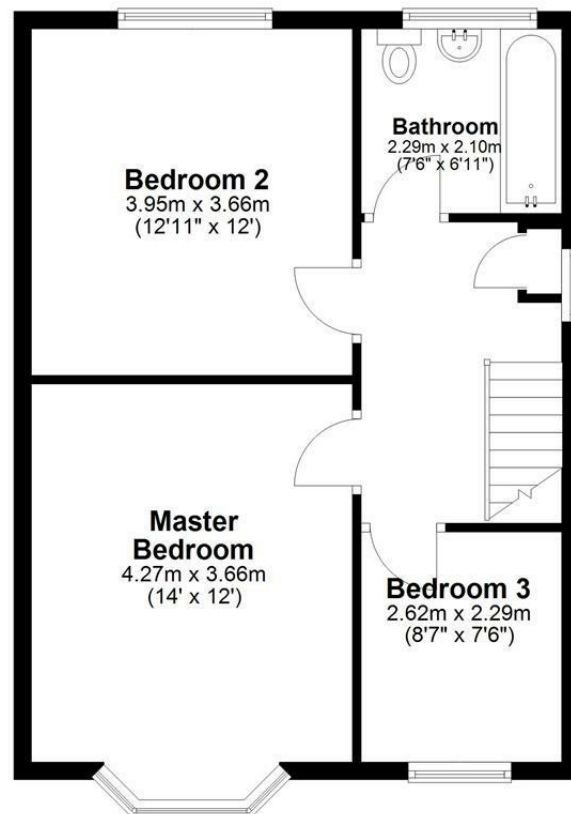
## Ground Floor

Approx. 71.3 sq. metres (768.0 sq. feet)



## First Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



Total area: approx. 122.0 sq. metres (1313.3 sq. feet)

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